

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

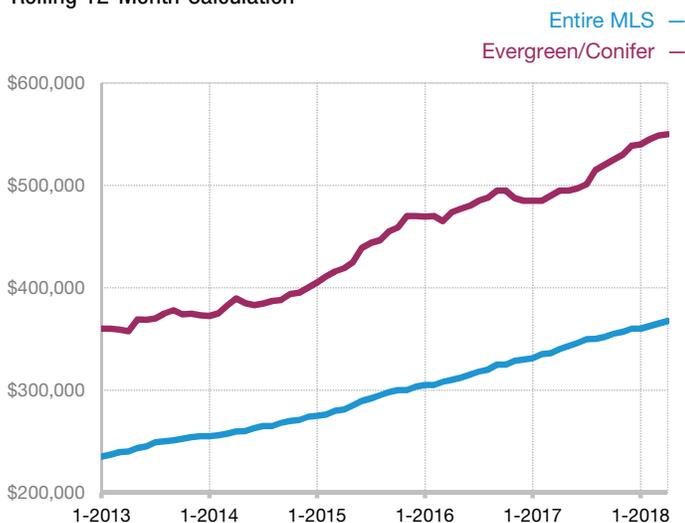
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	151	<b>104</b>	- 31.1%	--	--	--
Under Contract	70	<b>79</b>	+ 12.9%	228	<b>232</b>	+ 1.8%
New Listings	74	<b>86</b>	+ 16.2%	267	<b>269</b>	+ 0.7%
Sold Listings	47	<b>52</b>	+ 10.6%	187	<b>172</b>	- 8.0%
Days on Market Until Sale	37	<b>37</b>	0.0%	57	<b>49</b>	- 14.0%
Median Sales Price*	\$590,000	<b>\$665,000</b>	+ 12.7%	\$530,000	<b>\$599,950</b>	+ 13.2%
Average Sales Price*	\$608,251	<b>\$773,517</b>	+ 27.2%	\$625,378	<b>\$709,674</b>	+ 13.5%
Percent of List Price Received*	99.5%	<b>99.1%</b>	- 0.4%	98.8%	<b>99.0%</b>	+ 0.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	8	<b>6</b>	- 25.0%	--	--	--
Under Contract	7	<b>7</b>	0.0%	21	<b>25</b>	+ 19.0%
New Listings	11	<b>8</b>	- 27.3%	28	<b>25</b>	- 10.7%
Sold Listings	5	<b>5</b>	0.0%	14	<b>17</b>	+ 21.4%
Days on Market Until Sale	48	<b>8</b>	- 83.3%	49	<b>55</b>	+ 12.2%
Median Sales Price*	\$450,000	<b>\$374,000</b>	- 16.9%	\$450,000	<b>\$471,200</b>	+ 4.7%
Average Sales Price*	\$468,600	<b>\$372,400</b>	- 20.5%	\$449,393	<b>\$459,188</b>	+ 2.2%
Percent of List Price Received*	99.4%	<b>100.6%</b>	+ 1.2%	100.9%	<b>99.2%</b>	- 1.7%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

