

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

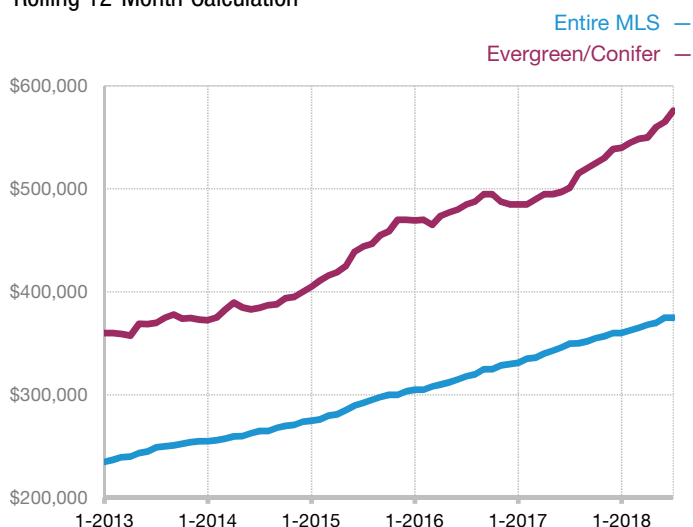
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	244	148	- 39.3%	--	--	--
Under Contract	70	79	+ 12.9%	464	475	+ 2.4%
New Listings	98	89	- 9.2%	625	576	- 7.8%
Sold Listings	80	100	+ 25.0%	424	425	+ 0.2%
Days on Market Until Sale	29	33	+ 13.8%	45	40	- 11.1%
Median Sales Price*	\$535,000	\$595,000	+ 11.2%	\$535,000	\$599,900	+ 12.1%
Average Sales Price*	\$639,516	\$709,421	+ 10.9%	\$637,497	\$706,389	+ 10.8%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	98.9%	99.5%	+ 0.6%

* 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	12	8	- 33.3%	--	--	--
Under Contract	8	13	+ 62.5%	36	48	+ 33.3%
New Listings	11	6	- 45.5%	49	51	+ 4.1%
Sold Listings	6	4	- 33.3%	27	39	+ 44.4%
Days on Market Until Sale	21	41	+ 95.2%	32	41	+ 28.1%
Median Sales Price*	\$448,500	\$541,500	+ 20.7%	\$369,900	\$469,000	+ 26.8%
Average Sales Price*	\$471,483	\$568,000	+ 20.5%	\$424,756	\$467,385	+ 10.0%
Percent of List Price Received*	100.2%	99.5%	- 0.7%	100.7%	99.4%	- 1.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

