

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

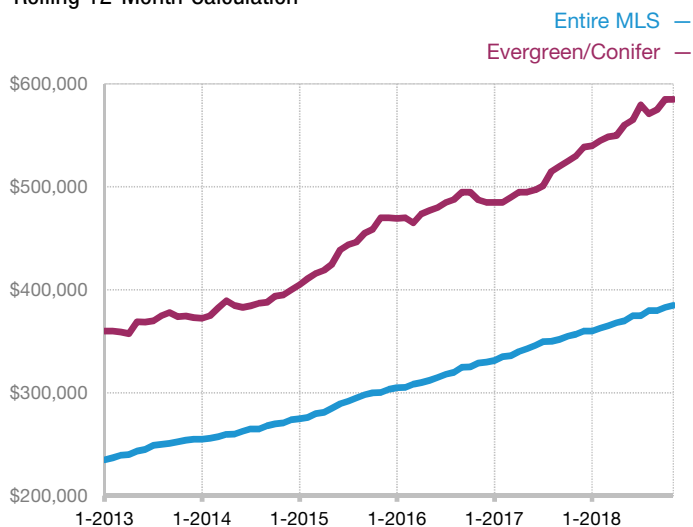
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	151	107	- 29.1%	--	--	--
Under Contract	42	45	+ 7.1%	702	665	- 5.3%
New Listings	34	27	- 20.6%	842	783	- 7.0%
Sold Listings	56	56	0.0%	701	647	- 7.7%
Days on Market Until Sale	58	48	- 17.2%	45	38	- 15.6%
Median Sales Price*	\$537,500	\$546,000	+ 1.6%	\$540,000	\$590,000	+ 9.3%
Average Sales Price*	\$640,107	\$654,272	+ 2.2%	\$635,373	\$685,169	+ 7.8%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.8%	99.3%	+ 0.5%

* 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	11	14	+ 27.3%	--	--	--
Under Contract	4	3	- 25.0%	56	66	+ 17.9%
New Listings	1	3	+ 200.0%	72	85	+ 18.1%
Sold Listings	7	3	- 57.1%	53	63	+ 18.9%
Days on Market Until Sale	36	134	+ 272.2%	30	41	+ 36.7%
Median Sales Price*	\$468,000	\$465,000	- 0.6%	\$369,900	\$433,000	+ 17.1%
Average Sales Price*	\$520,768	\$462,702	- 11.2%	\$428,740	\$452,003	+ 5.4%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	99.6%	98.9%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

