

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

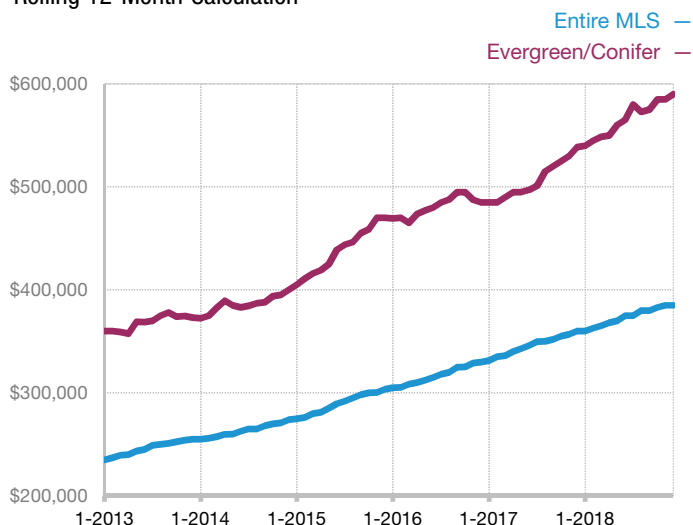
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	120	70	- 41.7%	--	--	--
Under Contract	34	31	- 8.8%	736	695	- 5.6%
New Listings	18	16	- 11.1%	860	800	- 7.0%
Sold Listings	49	50	+ 2.0%	750	699	- 6.8%
Days on Market Until Sale	76	49	- 35.5%	47	39	- 17.0%
Median Sales Price*	\$490,000	\$590,750	+ 20.6%	\$538,750	\$590,000	+ 9.5%
Average Sales Price*	\$602,120	\$625,582	+ 3.9%	\$633,201	\$680,484	+ 7.5%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	98.7%	99.2%	+ 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	9	13	+ 44.4%	--	--	--
Under Contract	3	5	+ 66.7%	59	71	+ 20.3%
New Listings	1	3	+ 200.0%	73	88	+ 20.5%
Sold Listings	3	5	+ 66.7%	56	69	+ 23.2%
Days on Market Until Sale	53	32	- 39.6%	31	40	+ 29.0%
Median Sales Price*	\$345,000	\$405,000	+ 17.4%	\$362,500	\$429,000	+ 18.3%
Average Sales Price*	\$310,000	\$378,800	+ 22.2%	\$422,379	\$449,322	+ 6.4%
Percent of List Price Received*	95.9%	97.5%	+ 1.7%	99.4%	98.9%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

