

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

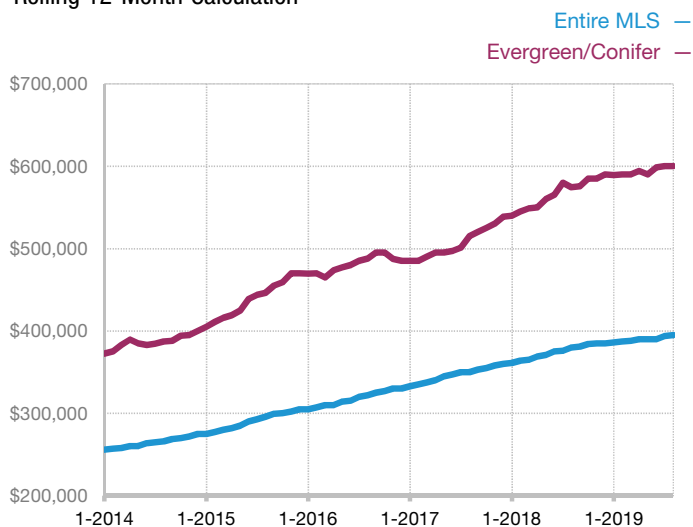
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	186	201	+ 8.1%	--	--	--
Under Contract	46	83	+ 80.4%	513	509	- 0.8%
New Listings	74	83	+ 12.2%	650	723	+ 11.2%
Sold Listings	76	60	- 21.1%	503	453	- 9.9%
Days on Market Until Sale	24	31	+ 29.2%	37	32	- 13.5%
Median Sales Price*	\$570,890	\$587,750	+ 3.0%	\$595,000	\$615,000	+ 3.4%
Average Sales Price*	\$647,062	\$672,706	+ 4.0%	\$700,913	\$702,744	+ 0.3%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.5%	98.5%	- 1.0%

* 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	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	21	18	- 14.3%	--	--	--
Under Contract	3	8	+ 166.7%	52	55	+ 5.8%
New Listings	15	6	- 60.0%	67	67	0.0%
Sold Listings	10	2	- 80.0%	50	44	- 12.0%
Days on Market Until Sale	32	48	+ 50.0%	40	30	- 25.0%
Median Sales Price*	\$419,000	\$535,000	+ 27.7%	\$439,000	\$385,750	- 12.1%
Average Sales Price*	\$484,260	\$535,000	+ 10.5%	\$469,410	\$422,256	- 10.0%
Percent of List Price Received*	98.8%	96.6%	- 2.2%	99.3%	98.4%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

