

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

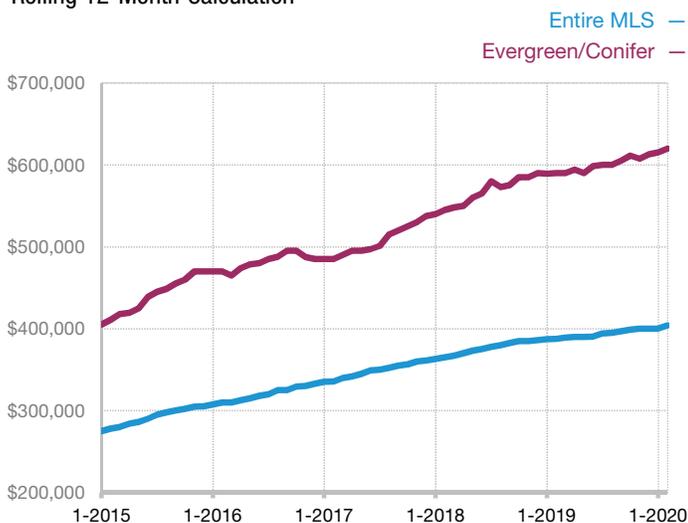
Single Family	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	115	91	- 20.9%	--	--	--
Under Contract	46	50	+ 8.7%	74	102	+ 37.8%
New Listings	69	59	- 14.5%	117	106	- 9.4%
Sold Listings	33	34	+ 3.0%	59	69	+ 16.9%
Days on Market Until Sale	60	91	+ 51.7%	59	69	+ 16.9%
Median Sales Price*	\$623,000	\$707,500	+ 13.6%	\$583,000	\$660,000	+ 13.2%
Average Sales Price*	\$725,076	\$865,662	+ 19.4%	\$680,053	\$782,379	+ 15.0%
Percent of List Price Received*	97.0%	98.6%	+ 1.6%	97.2%	98.3%	+ 1.1%

* 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	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	12	17	+ 41.7%	--	--	--
Under Contract	6	4	- 33.3%	13	8	- 38.5%
New Listings	5	4	- 20.0%	11	11	0.0%
Sold Listings	4	4	0.0%	8	6	- 25.0%
Days on Market Until Sale	40	36	- 10.0%	36	25	- 30.6%
Median Sales Price*	\$409,500	\$573,976	+ 40.2%	\$383,250	\$506,202	+ 32.1%
Average Sales Price*	\$418,125	\$557,327	+ 33.3%	\$401,563	\$488,384	+ 21.6%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	99.3%	99.3%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

