

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

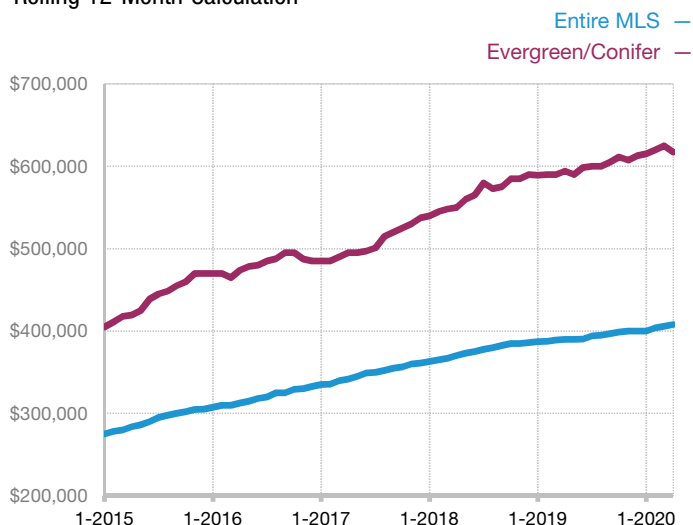
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	128	139	+ 8.6%	--	--	--
Under Contract	77	39	- 49.4%	227	171	- 24.7%
New Listings	97	58	- 40.2%	301	238	- 20.9%
Sold Listings	84	36	- 57.1%	183	162	- 11.5%
Days on Market Until Sale	28	22	- 21.4%	38	57	+ 50.0%
Median Sales Price*	\$640,000	\$600,000	- 6.3%	\$623,000	\$648,250	+ 4.1%
Average Sales Price*	\$698,094	\$681,500	- 2.4%	\$684,480	\$769,729	+ 12.5%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	98.5%	98.6%	+ 0.1%

* 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	24	18	- 25.0%	--	--	--
Under Contract	7	4	- 42.9%	27	13	- 51.9%
New Listings	13	5	- 61.5%	38	24	- 36.8%
Sold Listings	6	4	- 33.3%	20	13	- 35.0%
Days on Market Until Sale	14	102	+ 628.6%	28	44	+ 57.1%
Median Sales Price*	\$372,500	\$517,811	+ 39.0%	\$374,500	\$460,000	+ 22.8%
Average Sales Price*	\$424,879	\$491,031	+ 15.6%	\$386,389	\$468,077	+ 21.1%
Percent of List Price Received*	97.1%	97.0%	- 0.1%	98.6%	98.8%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

