

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

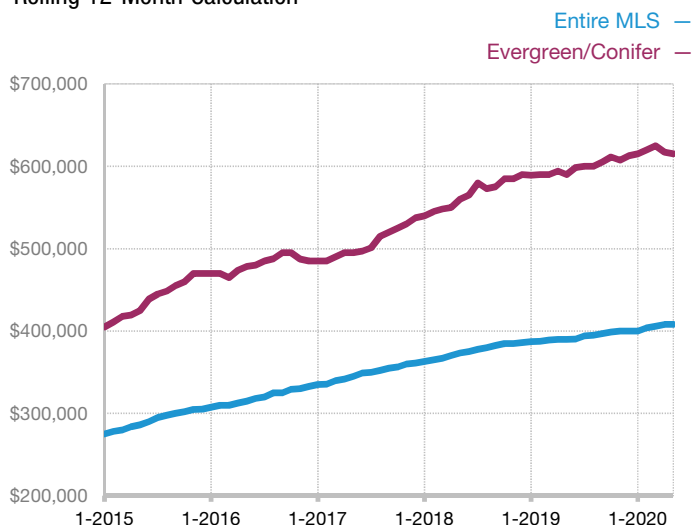
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	173	131	- 24.3%	--	--	--
Under Contract	62	118	+ 90.3%	289	283	- 2.1%
New Listings	117	112	- 4.3%	418	349	- 16.5%
Sold Listings	71	42	- 40.8%	254	204	- 19.7%
Days on Market Until Sale	25	40	+ 60.0%	34	53	+ 55.9%
Median Sales Price*	\$590,000	\$600,000	+ 1.7%	\$620,000	\$633,750	+ 2.2%
Average Sales Price*	\$652,557	\$673,086	+ 3.1%	\$675,556	\$749,832	+ 11.0%
Percent of List Price Received*	99.1%	97.3%	- 1.8%	98.7%	98.3%	- 0.4%

* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	26	13	- 50.0%	--	--	--
Under Contract	11	5	- 54.5%	38	20	- 47.4%
New Listings	13	4	- 69.2%	51	29	- 43.1%
Sold Listings	5	5	0.0%	25	18	- 28.0%
Days on Market Until Sale	51	65	+ 27.5%	32	49	+ 53.1%
Median Sales Price*	\$312,000	\$880,000	+ 182.1%	\$374,000	\$529,040	+ 41.5%
Average Sales Price*	\$368,500	\$703,253	+ 90.8%	\$382,811	\$533,404	+ 39.3%
Percent of List Price Received*	97.7%	97.0%	- 0.7%	98.4%	98.3%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

