

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

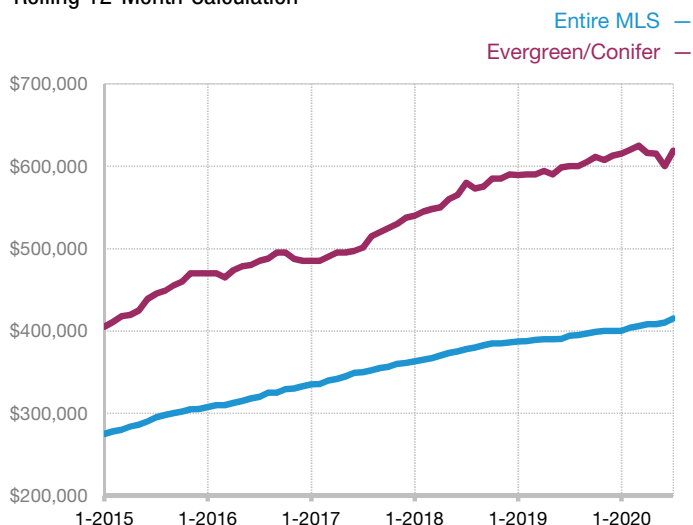
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	234	105	- 55.1%	--	--	--
Under Contract	65	105	+ 61.5%	424	509	+ 20.0%
New Listings	94	99	+ 5.3%	640	562	- 12.2%
Sold Listings	67	129	+ 92.5%	393	430	+ 9.4%
Days on Market Until Sale	31	44	+ 41.9%	32	46	+ 43.8%
Median Sales Price*	\$605,000	\$695,000	+ 14.9%	\$625,000	\$635,000	+ 1.6%
Average Sales Price*	\$770,304	\$784,120	+ 1.8%	\$707,292	\$737,359	+ 4.3%
Percent of List Price Received*	97.8%	99.4%	+ 1.6%	98.6%	98.7%	+ 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	26	20	- 23.1%	--	--	--
Under Contract	4	8	+ 100.0%	45	34	- 24.4%
New Listings	5	14	+ 180.0%	61	53	- 13.1%
Sold Listings	7	8	+ 14.3%	42	31	- 26.2%
Days on Market Until Sale	28	27	- 3.6%	29	63	+ 117.2%
Median Sales Price*	\$400,000	\$462,500	+ 15.6%	\$385,750	\$552,404	+ 43.2%
Average Sales Price*	\$490,000	\$498,962	+ 1.8%	\$416,888	\$548,142	+ 31.5%
Percent of List Price Received*	99.0%	100.8%	+ 1.8%	98.5%	99.1%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

