

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

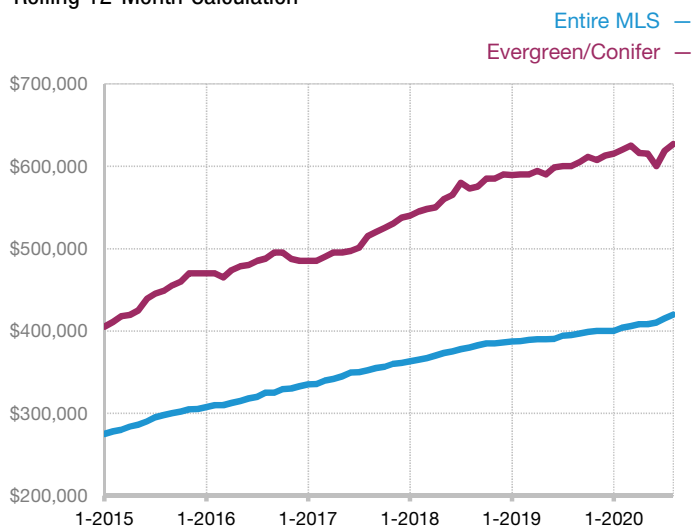
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	226	81	- 64.2%	--	--	--
Under Contract	79	114	+ 44.3%	503	617	+ 22.7%
New Listings	83	89	+ 7.2%	723	650	- 10.1%
Sold Listings	60	97	+ 61.7%	453	527	+ 16.3%
Days on Market Until Sale	31	37	+ 19.4%	32	45	+ 40.6%
Median Sales Price*	\$587,750	\$658,500	+ 12.0%	\$615,000	\$642,000	+ 4.4%
Average Sales Price*	\$672,706	\$760,823	+ 13.1%	\$702,711	\$741,678	+ 5.5%
Percent of List Price Received*	98.3%	99.6%	+ 1.3%	98.5%	98.8%	+ 0.3%

\* 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	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	21	16	- 23.8%	--	--	--
Under Contract	8	10	+ 25.0%	53	43	- 18.9%
New Listings	6	7	+ 16.7%	67	60	- 10.4%
Sold Listings	2	8	+ 300.0%	44	39	- 11.4%
Days on Market Until Sale	48	59	+ 22.9%	30	62	+ 106.7%
Median Sales Price*	\$535,000	\$350,501	- 34.5%	\$385,750	\$487,000	+ 26.2%
Average Sales Price*	\$535,000	\$392,000	- 26.7%	\$422,256	\$516,113	+ 22.2%
Percent of List Price Received*	96.6%	98.8%	+ 2.3%	98.4%	99.0%	+ 0.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

