

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

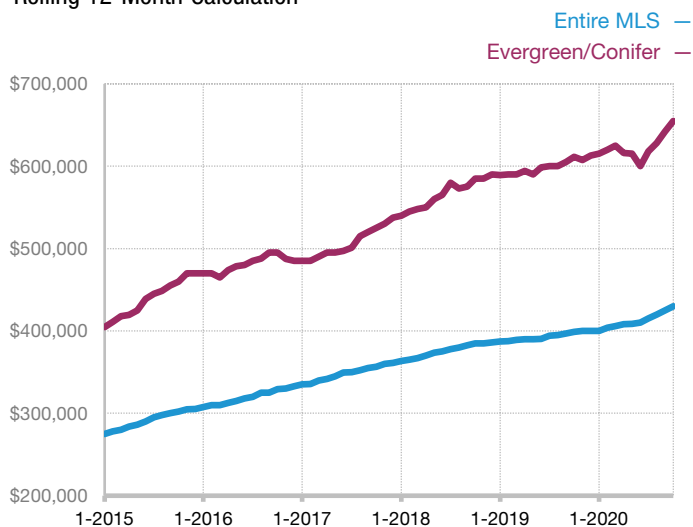
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	191	59	- 69.1%	--	--	--
Under Contract	53	63	+ 18.9%	635	750	+ 18.1%
New Listings	62	59	- 4.8%	856	776	- 9.3%
Sold Listings	79	97	+ 22.8%	603	722	+ 19.7%
Days on Market Until Sale	48	29	- 39.6%	36	41	+ 13.9%
Median Sales Price*	\$618,500	\$737,000	+ 19.2%	\$615,000	\$660,000	+ 7.3%
Average Sales Price*	\$657,863	\$874,910	+ 33.0%	\$692,934	\$769,613	+ 11.1%
Percent of List Price Received*	97.6%	99.7%	+ 2.2%	98.3%	99.1%	+ 0.8%

* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	15	15	0.0%	--	--	--
Under Contract	4	12	+ 200.0%	67	65	- 3.0%
New Listings	3	15	+ 400.0%	77	81	+ 5.2%
Sold Listings	8	11	+ 37.5%	62	54	- 12.9%
Days on Market Until Sale	49	46	- 6.1%	47	55	+ 17.0%
Median Sales Price*	\$349,000	\$495,000	+ 41.8%	\$393,500	\$491,000	+ 24.8%
Average Sales Price*	\$410,375	\$460,950	+ 12.3%	\$433,039	\$502,349	+ 16.0%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	99.1%	99.2%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

