

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

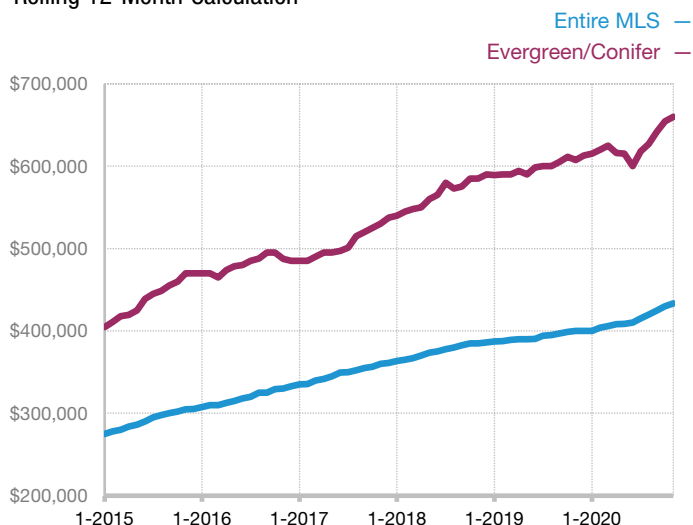
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	156	47	- 69.9%	--	--	--
Under Contract	38	47	+ 23.7%	673	796	+ 18.3%
New Listings	29	38	+ 31.0%	885	814	- 8.0%
Sold Listings	44	55	+ 25.0%	647	778	+ 20.2%
Days on Market Until Sale	49	28	- 42.9%	37	40	+ 8.1%
Median Sales Price*	\$574,500	\$685,000	+ 19.2%	\$608,500	\$665,000	+ 9.3%
Average Sales Price*	\$666,319	\$836,273	+ 25.5%	\$691,124	\$773,882	+ 12.0%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	98.2%	99.2%	+ 1.0%

\* 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	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	17	14	- 17.6%	--	--	--
Under Contract	5	7	+ 40.0%	72	72	0.0%
New Listings	10	7	- 30.0%	87	88	+ 1.1%
Sold Listings	11	12	+ 9.1%	73	66	- 9.6%
Days on Market Until Sale	49	82	+ 67.3%	47	60	+ 27.7%
Median Sales Price*	\$525,000	\$567,923	+ 8.2%	\$410,000	\$507,175	+ 23.7%
Average Sales Price*	\$523,449	\$557,896	+ 6.6%	\$446,662	\$512,449	+ 14.7%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	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

