

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

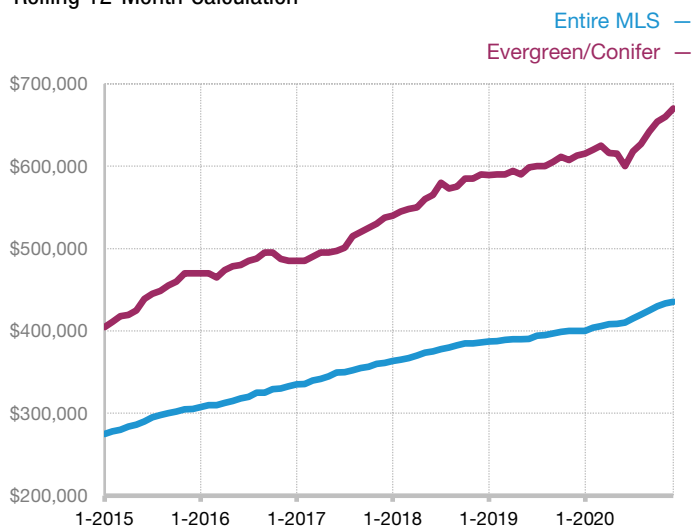
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	125	50	- 60.0%	--	--	--
Under Contract	34	29	- 14.7%	707	820	+ 16.0%
New Listings	22	34	+ 54.5%	907	848	- 6.5%
Sold Listings	53	48	- 9.4%	700	827	+ 18.1%
Days on Market Until Sale	73	24	- 67.1%	39	39	0.0%
Median Sales Price*	\$630,000	\$779,300	+ 23.7%	\$613,000	\$670,000	+ 9.3%
Average Sales Price*	\$756,377	\$883,548	+ 16.8%	\$696,065	\$779,922	+ 12.0%
Percent of List Price Received*	97.0%	100.6%	+ 3.7%	98.1%	99.2%	+ 1.1%

* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	16	9	- 43.8%	--	--	--
Under Contract	2	7	+ 250.0%	74	79	+ 6.8%
New Listings	2	4	+ 100.0%	89	92	+ 3.4%
Sold Listings	2	6	+ 200.0%	75	72	- 4.0%
Days on Market Until Sale	63	15	- 76.2%	48	56	+ 16.7%
Median Sales Price*	\$297,500	\$597,300	+ 100.8%	\$410,000	\$509,087	+ 24.2%
Average Sales Price*	\$297,500	\$601,600	+ 102.2%	\$442,685	\$519,878	+ 17.4%
Percent of List Price Received*	97.2%	100.6%	+ 3.5%	99.1%	99.3%	+ 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

