

Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

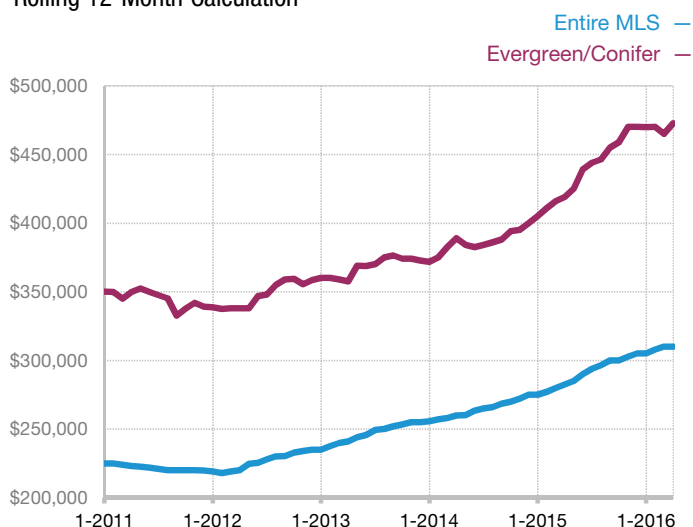
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	199	171	- 14.1%	--	--	--
Under Contract	88	74	- 15.9%	261	209	- 19.9%
New Listings	121	100	- 17.4%	304	295	- 3.0%
Sold Listings	57	45	- 21.1%	186	167	- 10.2%
Days on Market Until Sale	64	80	+ 25.0%	82	66	- 19.5%
Median Sales Price*	\$430,000	\$547,000	+ 27.2%	\$475,000	\$494,500	+ 4.1%
Average Sales Price*	\$493,246	\$591,880	+ 20.0%	\$528,360	\$552,015	+ 4.5%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.0%	97.8%	- 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.

Townhouse-Condo	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	10	5	- 50.0%	--	--	--
Under Contract	8	7	- 12.5%	30	26	- 13.3%
New Listings	10	8	- 20.0%	27	26	- 3.7%
Sold Listings	13	8	- 38.5%	28	22	- 21.4%
Days on Market Until Sale	17	21	+ 23.5%	60	15	- 75.0%
Median Sales Price*	\$325,000	\$328,167	+ 1.0%	\$295,200	\$325,000	+ 10.1%
Average Sales Price*	\$331,677	\$355,765	+ 7.3%	\$314,055	\$315,205	+ 0.4%
Percent of List Price Received*	98.3%	100.7%	+ 2.4%	98.4%	99.8%	+ 1.4%

* 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

