

# Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

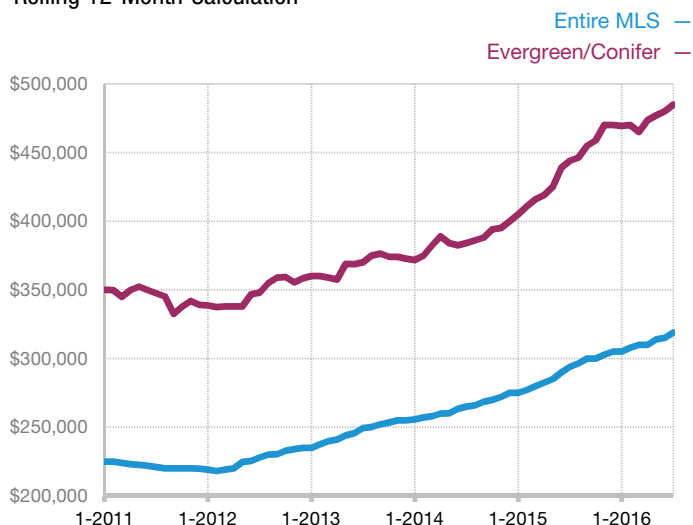
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	320	233	- 27.2%	--	--	--
Under Contract	68	107	+ 57.4%	479	469	- 2.1%
New Listings	127	118	- 7.1%	685	653	- 4.7%
Sold Listings	77	77	0.0%	436	388	- 11.0%
Days on Market Until Sale	34	36	+ 5.9%	58	47	- 19.0%
Median Sales Price*	\$455,000	\$525,000	+ 15.4%	\$474,500	\$505,000	+ 6.4%
Average Sales Price*	\$507,656	\$649,944	+ 28.0%	\$544,324	\$582,241	+ 7.0%
Percent of List Price Received*	97.8%	99.2%	+ 1.4%	98.4%	98.6%	+ 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	16	9	- 43.8%	--	--	--
Under Contract	8	8	0.0%	51	45	- 11.8%
New Listings	13	9	- 30.8%	58	51	- 12.1%
Sold Listings	4	4	0.0%	45	42	- 6.7%
Days on Market Until Sale	27	6	- 77.8%	45	20	- 55.6%
Median Sales Price*	\$274,750	\$542,450	+ 97.4%	\$295,000	\$330,667	+ 12.1%
Average Sales Price*	\$377,965	\$492,975	+ 30.4%	\$319,857	\$352,168	+ 10.1%
Percent of List Price Received*	105.6%	98.4%	- 6.8%	99.2%	99.8%	+ 0.6%

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



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

