

# Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

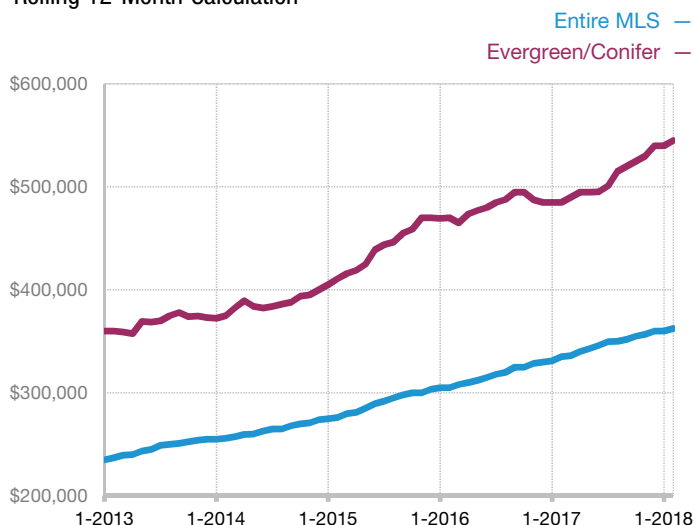
| Single Family                   | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017      | 2018      | Percent Change from Previous Year | Thru 02-2017 | Thru 02-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 132       | 89        | - 32.6%                           | --           | --           | --                                |
| Under Contract                  | 45        | 62        | + 37.8%                           | 91           | 98           | + 7.7%                            |
| New Listings                    | 54        | 61        | + 13.0%                           | 91           | 101          | + 11.0%                           |
| Sold Listings                   | 38        | 36        | - 5.3%                            | 87           | 69           | - 20.7%                           |
| Days on Market Until Sale       | 68        | 77        | + 13.2%                           | 72           | 59           | - 18.1%                           |
| Median Sales Price*             | \$490,000 | \$577,900 | + 17.9%                           | \$520,000    | \$566,000    | + 8.8%                            |
| Average Sales Price*            | \$586,284 | \$772,851 | + 31.8%                           | \$662,837    | \$710,337    | + 7.2%                            |
| Percent of List Price Received* | 97.5%     | 98.1%     | + 0.6%                            | 97.8%        | 98.3%        | + 0.5%                            |

\* 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                 | February |           |                                   | Year to Date |              |                                   |
|---------------------------------|----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017     | 2018      | Percent Change from Previous Year | Thru 02-2017 | Thru 02-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 9        | 6         | - 33.3%                           | --           | --           | --                                |
| Under Contract                  | 3        | 6         | + 100.0%                          | 7            | 9            | + 28.6%                           |
| New Listings                    | 9        | 6         | - 33.3%                           | 11           | 7            | - 36.4%                           |
| Sold Listings                   | 0        | 1         | --                                | 0            | 4            | --                                |
| Days on Market Until Sale       | 0        | 104       | --                                | 0            | 119          | --                                |
| Median Sales Price*             | \$0      | \$840,000 | --                                | \$0          | \$473,100    | --                                |
| Average Sales Price*            | \$0      | \$840,000 | --                                | \$0          | \$501,550    | --                                |
| Percent of List Price Received* | 0.0%     | 97.7%     | --                                | 0.0%         | 98.4%        | --                                |

\* 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

