

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

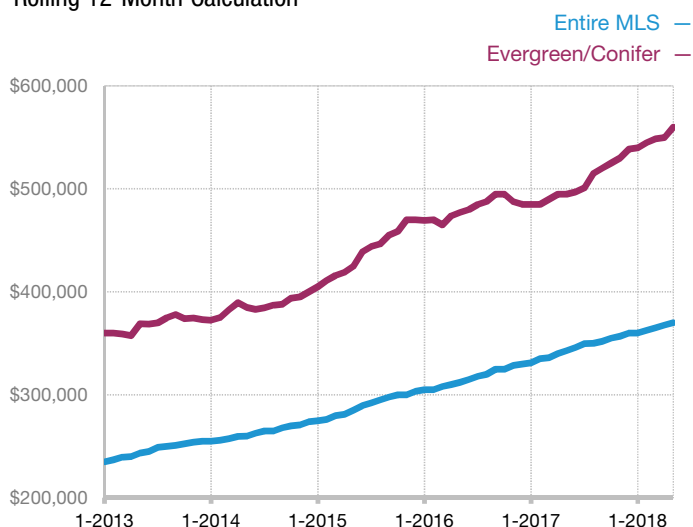
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 05-2017 | Thru 05-2018 | Percent Change from Previous Year |
| Inventory of Active Listings | 193 | 136 | - 29.5% | -- | -- | -- |
| Under Contract | 72 | 76 | + 5.6% | 300 | 303 | + 1.0% |
| New Listings | 121 | 105 | - 13.2% | 388 | 373 | - 3.9% |
| Sold Listings | 73 | 83 | + 13.7% | 260 | 256 | - 1.5% |
| Days on Market Until Sale | 28 | 44 | + 57.1% | 49 | 47 | - 4.1% |
| Median Sales Price* | \$529,000 | \$595,000 | + 12.5% | \$529,500 | \$597,450 | + 12.8% |
| Average Sales Price* | \$605,791 | \$743,566 | + 22.7% | \$619,879 | \$719,707 | + 16.1% |
| Percent of List Price Received* | 99.8% | 100.4% | + 0.6% | 99.1% | 99.4% | + 0.3% |

* 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 | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 05-2017 | Thru 05-2018 | Percent Change from Previous Year |
| Inventory of Active Listings | 8 | 6 | - 25.0% | -- | -- | -- |
| Under Contract | 2 | 9 | + 350.0% | 23 | 34 | + 47.8% |
| New Listings | 2 | 10 | + 400.0% | 30 | 35 | + 16.7% |
| Sold Listings | 2 | 10 | + 400.0% | 16 | 27 | + 68.8% |
| Days on Market Until Sale | 6 | 46 | + 666.7% | 43 | 52 | + 20.9% |
| Median Sales Price* | \$254,000 | \$360,750 | + 42.0% | \$395,000 | \$469,000 | + 18.7% |
| Average Sales Price* | \$254,000 | \$460,100 | + 81.1% | \$424,969 | \$459,526 | + 8.1% |
| Percent of List Price Received* | 101.0% | 99.6% | - 1.4% | 100.9% | 99.3% | - 1.6% |

* 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

