

# Local Market Update for July 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

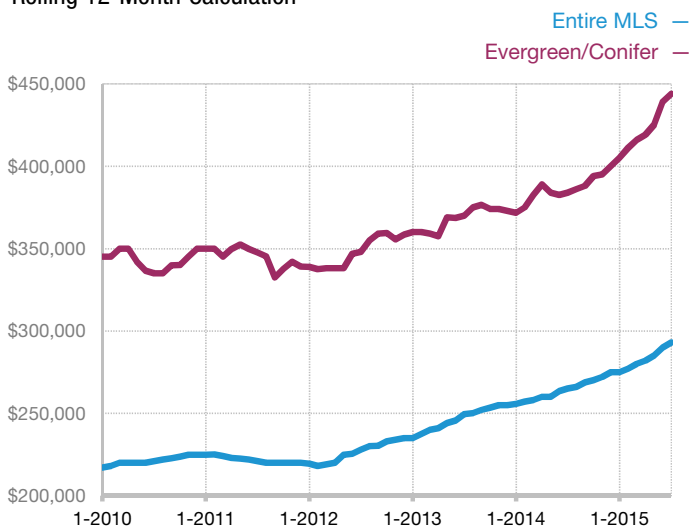
Single Family	July			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	377	<b>294</b>	- 22.0%	--	--	--
Under Contract	90	<b>70</b>	- 22.2%	494	<b>483</b>	- 2.2%
New Listings	124	<b>127</b>	+ 2.4%	750	<b>685</b>	- 8.7%
Sold Listings	91	<b>77</b>	- 15.4%	427	<b>436</b>	+ 2.1%
Days on Market Until Sale	34	<b>34</b>	0.0%	65	<b>58</b>	- 10.8%
Median Sales Price*	\$384,000	<b>\$455,000</b>	+ 18.5%	\$399,000	<b>\$474,500</b>	+ 18.9%
Average Sales Price*	\$442,215	<b>\$507,656</b>	+ 14.8%	\$467,514	<b>\$544,324</b>	+ 16.4%
Percent of List Price Received*	98.5%	<b>97.8%</b>	- 0.7%	97.5%	<b>98.4%</b>	+ 0.9%

\* 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		
	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	22	<b>15</b>	- 31.8%	--	--	--
Under Contract	7	<b>8</b>	+ 14.3%	45	<b>51</b>	+ 13.3%
New Listings	9	<b>13</b>	+ 44.4%	63	<b>58</b>	- 7.9%
Sold Listings	7	<b>3</b>	- 57.1%	39	<b>44</b>	+ 12.8%
Days on Market Until Sale	45	<b>1</b>	- 97.8%	67	<b>44</b>	- 34.3%
Median Sales Price*	\$268,000	<b>\$225,500</b>	- 15.9%	\$220,000	<b>\$287,750</b>	+ 30.8%
Average Sales Price*	\$273,500	<b>\$395,953</b>	+ 44.8%	\$251,615	<b>\$319,763</b>	+ 27.1%
Percent of List Price Received*	97.1%	<b>108.0%</b>	+ 11.2%	97.0%	<b>99.2%</b>	+ 2.3%

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

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



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

