

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

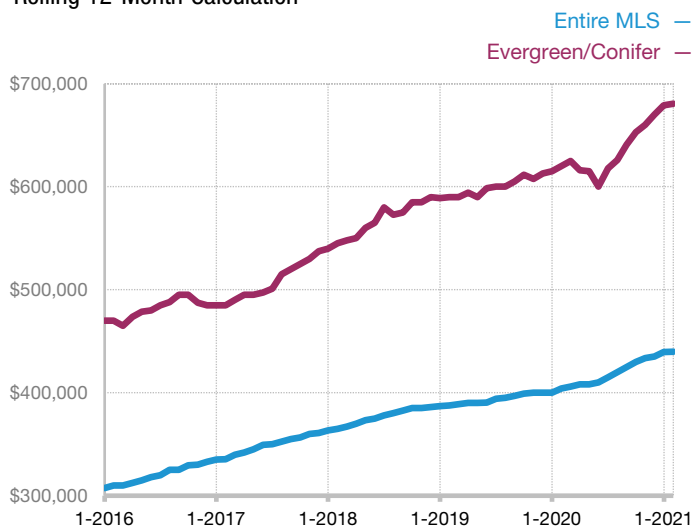
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	119	34	- 71.4%	--	--	--
Under Contract	40	64	+ 60.0%	90	112	+ 24.4%
New Listings	58	54	- 6.9%	104	100	- 3.8%
Sold Listings	36	45	+ 25.0%	72	70	- 2.8%
Days on Market Until Sale	88	22	- 75.0%	67	24	- 64.2%
Median Sales Price*	\$684,500	\$720,000	+ 5.2%	\$647,500	\$800,000	+ 23.6%
Average Sales Price*	\$849,375	\$852,321	+ 0.3%	\$770,238	\$881,692	+ 14.5%
Percent of List Price Received*	98.6%	102.9%	+ 4.4%	98.4%	101.0%	+ 2.6%

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	19	5	- 73.7%	--	--	--
Under Contract	5	5	0.0%	9	11	+ 22.2%
New Listings	5	2	- 60.0%	13	6	- 53.8%
Sold Listings	5	8	+ 60.0%	7	12	+ 71.4%
Days on Market Until Sale	31	33	+ 6.5%	23	38	+ 65.2%
Median Sales Price*	\$552,404	\$445,100	- 19.4%	\$460,000	\$432,500	- 6.0%
Average Sales Price*	\$505,841	\$423,025	- 16.4%	\$461,458	\$424,613	- 8.0%
Percent of List Price Received*	99.2%	101.6%	+ 2.4%	99.4%	100.9%	+ 1.5%

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



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

