

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

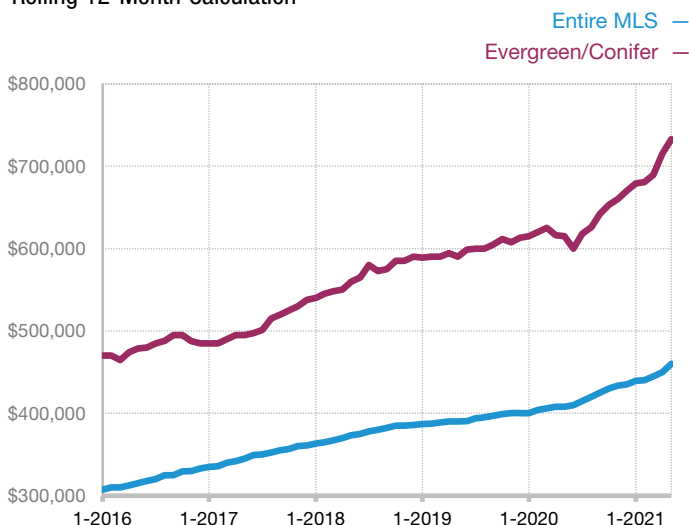
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	162	37	- 77.2%	--	--	--
Under Contract	110	103	- 6.4%	272	353	+ 29.8%
New Listings	111	94	- 15.3%	347	355	+ 2.3%
Sold Listings	42	63	+ 50.0%	203	272	+ 34.0%
Days on Market Until Sale	40	11	- 72.5%	53	20	- 62.3%
Median Sales Price*	\$600,000	\$875,000	+ 45.8%	\$632,500	\$860,000	+ 36.0%
Average Sales Price*	\$673,086	\$910,503	+ 35.3%	\$749,437	\$987,910	+ 31.8%
Percent of List Price Received*	97.3%	107.1%	+ 10.1%	98.3%	104.5%	+ 6.3%

* 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	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	19	4	- 78.9%	--	--	--
Under Contract	4	8	+ 100.0%	20	36	+ 80.0%
New Listings	4	9	+ 125.0%	30	30	0.0%
Sold Listings	5	9	+ 80.0%	19	34	+ 78.9%
Days on Market Until Sale	65	58	- 10.8%	48	50	+ 4.2%
Median Sales Price*	\$880,000	\$579,500	- 34.1%	\$552,404	\$541,500	- 2.0%
Average Sales Price*	\$703,253	\$668,050	- 5.0%	\$549,014	\$523,848	- 4.6%
Percent of List Price Received*	97.0%	102.6%	+ 5.8%	98.3%	102.1%	+ 3.9%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

