

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

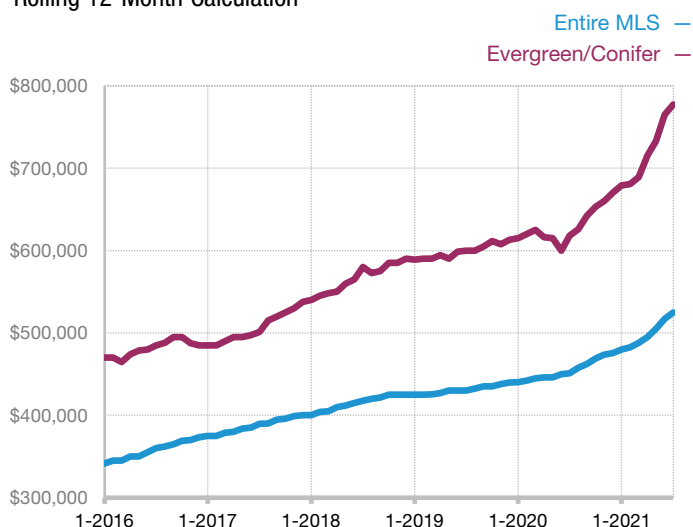
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	127	85	- 33.1%	--	--	--
Under Contract	99	93	- 6.1%	501	544	+ 8.6%
New Listings	98	102	+ 4.1%	560	605	+ 8.0%
Sold Listings	129	92	- 28.7%	431	473	+ 9.7%
Days on Market Until Sale	44	9	- 79.5%	46	17	- 63.0%
Median Sales Price*	\$695,000	\$802,500	+ 15.5%	\$635,000	\$846,025	+ 33.2%
Average Sales Price*	\$784,120	\$987,660	+ 26.0%	\$736,890	\$1,004,524	+ 36.3%
Percent of List Price Received*	99.4%	104.5%	+ 5.1%	98.7%	104.7%	+ 6.1%

\* 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		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	24	7	- 70.8%	--	--	--
Under Contract	7	12	+ 71.4%	33	56	+ 69.7%
New Listings	14	11	- 21.4%	53	52	- 1.9%
Sold Listings	8	10	+ 25.0%	31	53	+ 71.0%
Days on Market Until Sale	27	14	- 48.1%	63	37	- 41.3%
Median Sales Price*	\$462,500	\$477,000	+ 3.1%	\$552,404	\$510,000	- 7.7%
Average Sales Price*	\$498,962	\$492,650	- 1.3%	\$548,142	\$513,497	- 6.3%
Percent of List Price Received*	100.8%	99.5%	- 1.3%	99.1%	101.8%	+ 2.7%

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



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

