

# Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

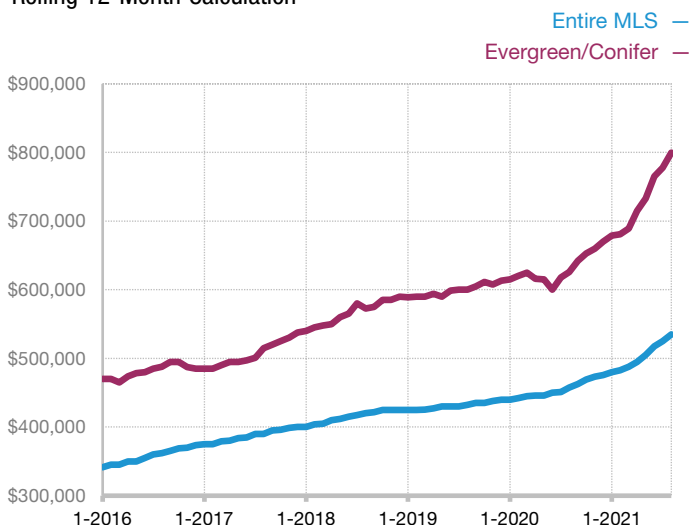
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	106	80	- 24.5%	--	--	--
Under Contract	107	109	+ 1.9%	608	647	+ 6.4%
New Listings	89	111	+ 24.7%	649	715	+ 10.2%
Sold Listings	103	88	- 14.6%	534	561	+ 5.1%
Days on Market Until Sale	37	19	- 48.6%	45	17	- 62.2%
Median Sales Price*	\$658,500	\$757,500	+ 15.0%	\$641,000	\$832,000	+ 29.8%
Average Sales Price*	\$752,930	\$960,246	+ 27.5%	\$739,984	\$997,578	+ 34.8%
Percent of List Price Received*	99.6%	100.8%	+ 1.2%	98.8%	104.1%	+ 5.4%

\* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	19	2	- 89.5%	--	--	--
Under Contract	10	7	- 30.0%	43	63	+ 46.5%
New Listings	7	2	- 71.4%	60	54	- 10.0%
Sold Listings	8	8	0.0%	39	61	+ 56.4%
Days on Market Until Sale	59	9	- 84.7%	62	33	- 46.8%
Median Sales Price*	\$350,501	\$475,500	+ 35.7%	\$487,000	\$510,000	+ 4.7%
Average Sales Price*	\$392,000	\$518,806	+ 32.3%	\$516,113	\$514,193	- 0.4%
Percent of List Price Received*	98.8%	102.1%	+ 3.3%	99.0%	101.9%	+ 2.9%

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



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

