

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

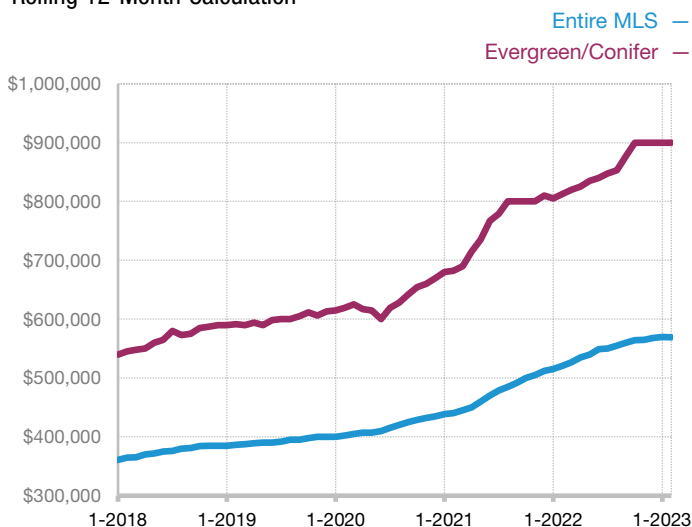
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	29	48	+ 65.5%	--	--	--
Under Contract	40	28	- 30.0%	72	59	- 18.1%
New Listings	43	24	- 44.2%	69	49	- 29.0%
Sold Listings	30	31	+ 3.3%	54	54	0.0%
Days on Market Until Sale	21	62	+ 195.2%	17	60	+ 252.9%
Median Sales Price*	\$967,500	\$830,000	- 14.2%	\$833,000	\$860,000	+ 3.2%
Average Sales Price*	\$1,119,683	\$1,015,139	- 9.3%	\$1,031,872	\$1,013,849	- 1.7%
Percent of List Price Received*	104.6%	96.8%	- 7.5%	103.4%	96.5%	- 6.7%

\* 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	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	9	7	- 22.2%	--	--	--
Under Contract	3	3	0.0%	7	8	+ 14.3%
New Listings	6	5	- 16.7%	9	8	- 11.1%
Sold Listings	2	1	- 50.0%	4	5	+ 25.0%
Days on Market Until Sale	58	2	- 96.6%	40	27	- 32.5%
Median Sales Price*	\$856,579	\$660,000	- 22.9%	\$745,000	\$630,000	- 15.4%
Average Sales Price*	\$856,579	\$660,000	- 22.9%	\$707,539	\$634,000	- 10.4%
Percent of List Price Received*	111.7%	100.0%	- 10.5%	104.7%	99.7%	- 4.8%

\* 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

