

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

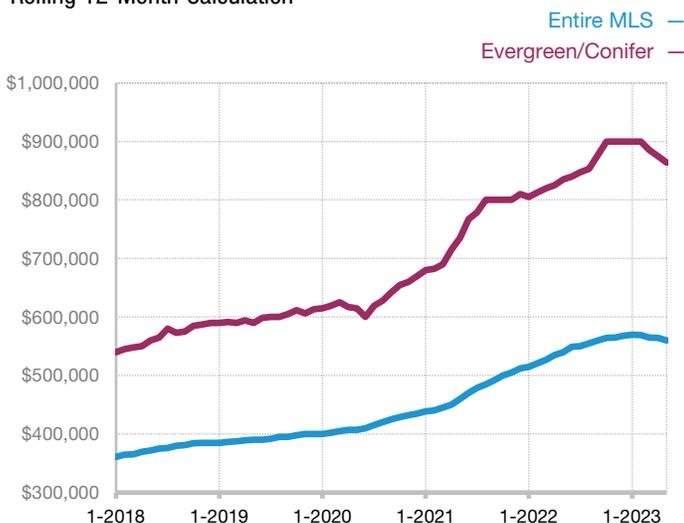
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	74	88	+ 18.9%	--	--	--
Under Contract	82	73	- 11.0%	259	214	- 17.4%
New Listings	93	91	- 2.2%	311	255	- 18.0%
Sold Listings	67	40	- 40.3%	219	171	- 21.9%
Days on Market Until Sale	10	17	+ 70.0%	14	38	+ 171.4%
Median Sales Price*	\$1,050,000	\$896,000	- 14.7%	\$961,000	\$895,000	- 6.9%
Average Sales Price*	\$1,168,680	\$1,186,837	+ 1.6%	\$1,126,490	\$1,066,109	- 5.4%
Percent of List Price Received*	107.7%	100.3%	- 6.9%	107.3%	99.1%	- 7.6%

* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	10	9	- 10.0%	--	--	--
Under Contract	10	3	- 70.0%	28	19	- 32.1%
New Listings	12	8	- 33.3%	34	24	- 29.4%
Sold Listings	7	4	- 42.9%	20	15	- 25.0%
Days on Market Until Sale	5	37	+ 640.0%	29	27	- 6.9%
Median Sales Price*	\$650,000	\$771,500	+ 18.7%	\$655,000	\$605,000	- 7.6%
Average Sales Price*	\$687,214	\$773,281	+ 12.5%	\$706,233	\$607,675	- 14.0%
Percent of List Price Received*	101.3%	99.9%	- 1.4%	104.4%	99.4%	- 4.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

