

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

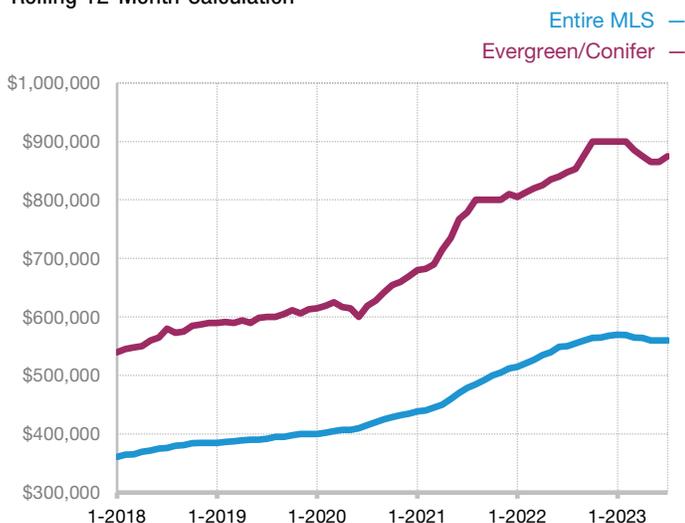
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	140	123	- 12.1%	--	--	--
Under Contract	67	67	0.0%	405	338	- 16.5%
New Listings	98	90	- 8.2%	538	444	- 17.5%
Sold Listings	79	58	- 26.6%	367	292	- 20.4%
Days on Market Until Sale	12	18	+ 50.0%	13	30	+ 130.8%
Median Sales Price*	\$850,000	<b>\$903,500</b>	+ 6.3%	\$925,000	<b>\$900,000</b>	- 2.7%
Average Sales Price*	\$984,409	<b>\$986,590</b>	+ 0.2%	\$1,097,299	<b>\$1,041,960</b>	- 5.0%
Percent of List Price Received*	101.5%	<b>100.5%</b>	- 1.0%	105.5%	<b>99.6%</b>	- 5.6%

\* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	11	12	+ 9.1%	--	--	--
Under Contract	6	4	- 33.3%	39	30	- 23.1%
New Listings	2	6	+ 200.0%	48	38	- 20.8%
Sold Listings	6	8	+ 33.3%	36	28	- 22.2%
Days on Market Until Sale	7	25	+ 257.1%	18	26	+ 44.4%
Median Sales Price*	\$496,250	<b>\$658,250</b>	+ 32.6%	\$634,000	<b>\$602,500</b>	- 5.0%
Average Sales Price*	\$547,917	<b>\$595,179</b>	+ 8.6%	\$659,942	<b>\$591,663</b>	- 10.3%
Percent of List Price Received*	98.0%	<b>101.2%</b>	+ 3.3%	103.4%	<b>99.9%</b>	- 3.4%

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

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



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

