

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

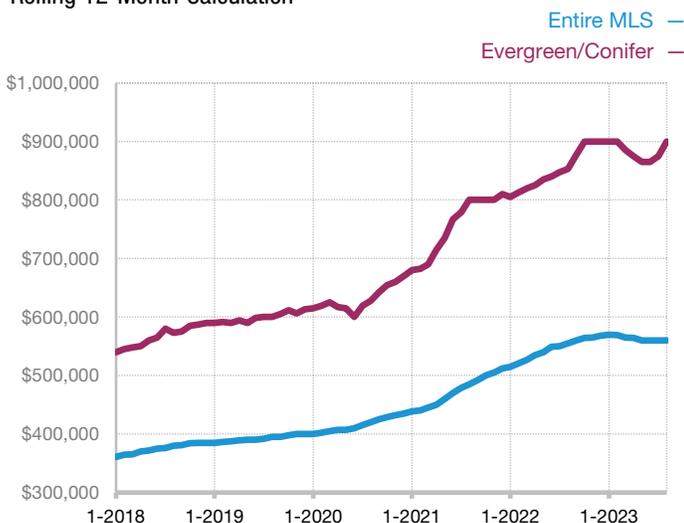
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	135	130	- 3.7%	--	--	--
Under Contract	69	63	- 8.7%	474	395	- 16.7%
New Listings	76	73	- 3.9%	614	516	- 16.0%
Sold Listings	70	57	- 18.6%	437	349	- 20.1%
Days on Market Until Sale	15	24	+ 60.0%	13	29	+ 123.1%
Median Sales Price*	\$835,000	\$1,100,000	+ 31.7%	\$920,600	\$910,000	- 1.2%
Average Sales Price*	\$931,092	\$1,200,829	+ 29.0%	\$1,070,995	\$1,067,907	- 0.3%
Percent of List Price Received*	100.1%	99.3%	- 0.8%	104.6%	99.6%	- 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.

Townhouse/Condo	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	14	8	- 42.9%	--	--	--
Under Contract	2	10	+ 400.0%	41	40	- 2.4%
New Listings	5	9	+ 80.0%	53	46	- 13.2%
Sold Listings	2	7	+ 250.0%	38	35	- 7.9%
Days on Market Until Sale	14	48	+ 242.9%	18	31	+ 72.2%
Median Sales Price*	\$910,000	\$590,000	- 35.2%	\$649,000	\$600,000	- 7.6%
Average Sales Price*	\$910,000	\$690,857	- 24.1%	\$673,103	\$611,502	- 9.2%
Percent of List Price Received*	93.5%	98.6%	+ 5.5%	102.8%	99.6%	- 3.1%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

