

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

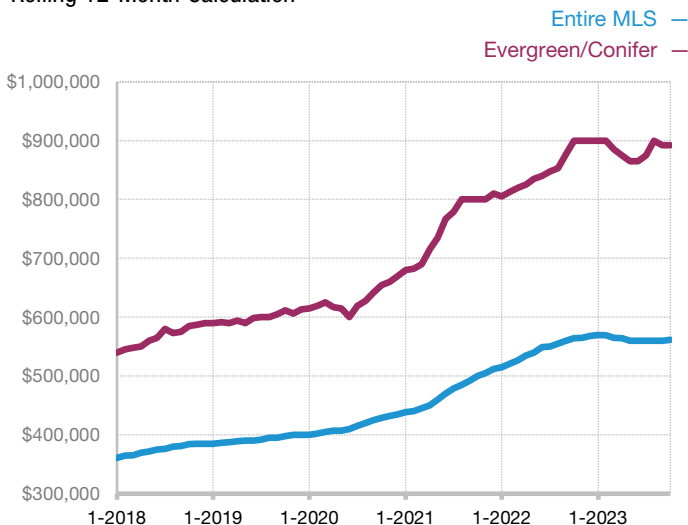
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	138	116	- 15.9%	--	--	--
Under Contract	44	52	+ 18.2%	571	481	- 15.8%
New Listings	50	49	- 2.0%	739	625	- 15.4%
Sold Listings	49	39	- 20.4%	552	453	- 17.9%
Days on Market Until Sale	32	31	- 3.1%	16	30	+ 87.5%
Median Sales Price*	\$935,000	\$971,032	+ 3.9%	\$915,000	\$910,000	- 0.5%
Average Sales Price*	\$1,110,812	\$1,115,465	+ 0.4%	\$1,084,140	\$1,072,972	- 1.0%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	103.6%	99.4%	- 4.1%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	10	5	- 50.0%	--	--	--
Under Contract	8	9	+ 12.5%	54	52	- 3.7%
New Listings	5	4	- 20.0%	65	56	- 13.8%
Sold Listings	5	8	+ 60.0%	45	47	+ 4.4%
Days on Market Until Sale	23	35	+ 52.2%	18	29	+ 61.1%
Median Sales Price*	\$552,500	\$681,750	+ 23.4%	\$620,000	\$605,000	- 2.4%
Average Sales Price*	\$625,700	\$731,438	+ 16.9%	\$660,275	\$633,152	- 4.1%
Percent of List Price Received*	99.7%	98.3%	- 1.4%	102.3%	99.5%	- 2.7%

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

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



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

