

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

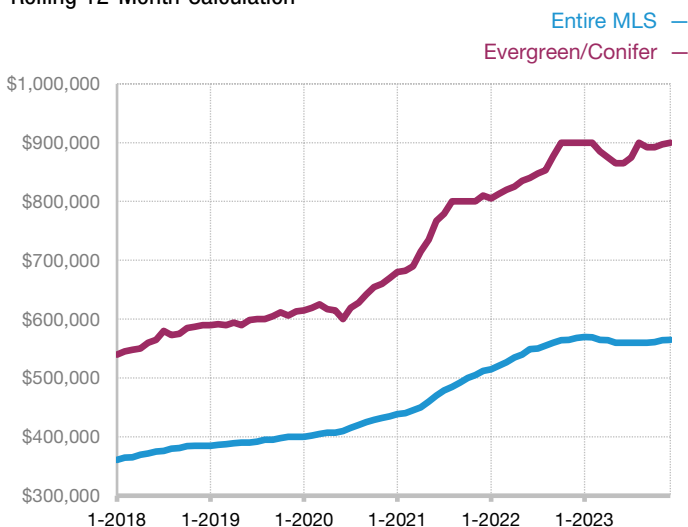
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	98	75	- 23.5%	--	--	--
Under Contract	30	24	- 20.0%	636	525	- 17.5%
New Listings	16	8	- 50.0%	791	665	- 15.9%
Sold Listings	36	36	0.0%	635	522	- 17.8%
Days on Market Until Sale	45	63	+ 40.0%	19	34	+ 78.9%
Median Sales Price*	\$781,800	\$886,500	+ 13.4%	\$900,000	\$900,000	0.0%
Average Sales Price*	\$953,836	\$924,614	- 3.1%	\$1,071,088	\$1,052,870	- 1.7%
Percent of List Price Received*	96.9%	97.5%	+ 0.6%	102.8%	99.2%	- 3.5%

\* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	10	4	- 60.0%	--	--	--
Under Contract	5	3	- 40.0%	61	57	- 6.6%
New Listings	4	2	- 50.0%	75	61	- 18.7%
Sold Listings	6	1	- 83.3%	57	55	- 3.5%
Days on Market Until Sale	13	4	- 69.2%	18	33	+ 83.3%
Median Sales Price*	\$803,125	\$676,000	- 15.8%	\$620,000	\$605,000	- 2.4%
Average Sales Price*	\$742,376	\$676,000	- 8.9%	\$665,818	\$625,953	- 6.0%
Percent of List Price Received*	106.1%	98.7%	- 7.0%	102.3%	99.4%	- 2.8%

\* 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

