

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

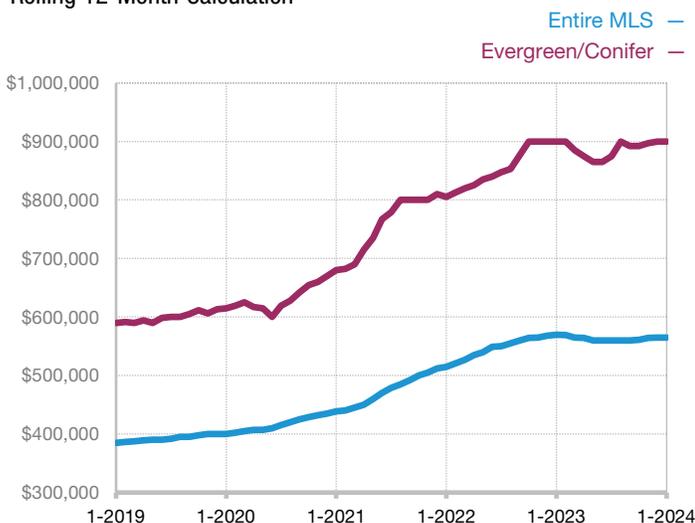
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	83	61	- 26.5%	--	--	--
Under Contract	31	26	- 16.1%	31	26	- 16.1%
New Listings	25	19	- 24.0%	25	19	- 24.0%
Sold Listings	23	18	- 21.7%	23	18	- 21.7%
Days on Market Until Sale	56	66	+ 17.9%	56	66	+ 17.9%
Median Sales Price*	\$875,000	<b>\$872,500</b>	- 0.3%	\$875,000	<b>\$872,500</b>	- 0.3%
Average Sales Price*	\$1,012,111	<b>\$1,003,661</b>	- 0.8%	\$1,012,111	<b>\$1,003,661</b>	- 0.8%
Percent of List Price Received*	96.1%	<b>97.1%</b>	+ 1.0%	96.1%	<b>97.1%</b>	+ 1.0%

\* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	10	4	- 60.0%	--	--	--
Under Contract	3	2	- 33.3%	3	2	- 33.3%
New Listings	3	2	- 33.3%	3	2	- 33.3%
Sold Listings	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	34	83	+ 144.1%	34	83	+ 144.1%
Median Sales Price*	\$605,000	<b>\$706,150</b>	+ 16.7%	\$605,000	<b>\$706,150</b>	+ 16.7%
Average Sales Price*	\$627,500	<b>\$706,150</b>	+ 12.5%	\$627,500	<b>\$706,150</b>	+ 12.5%
Percent of List Price Received*	99.7%	<b>95.9%</b>	- 3.8%	99.7%	<b>95.9%</b>	- 3.8%

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



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

