

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

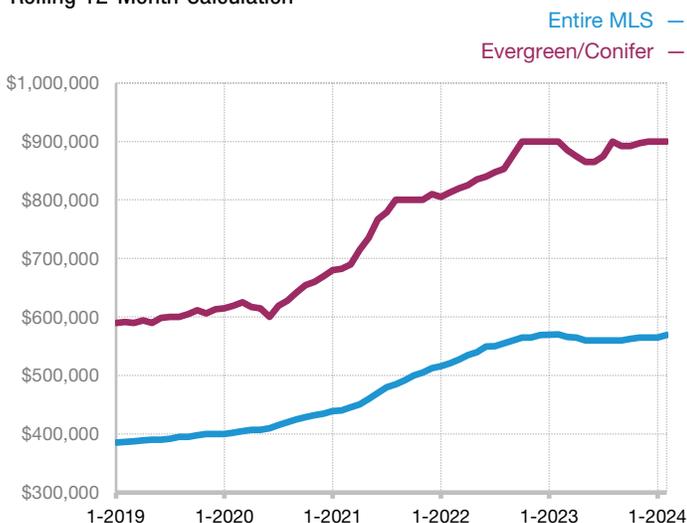
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	72	68	- 5.6%	--	--	--
Under Contract	26	37	+ 42.3%	57	61	+ 7.0%
New Listings	24	42	+ 75.0%	49	61	+ 24.5%
Sold Listings	31	32	+ 3.2%	54	50	- 7.4%
Days on Market Until Sale	62	75	+ 21.0%	60	71	+ 18.3%
Median Sales Price*	\$830,000	\$845,000	+ 1.8%	\$860,000	\$850,000	- 1.2%
Average Sales Price*	\$1,015,139	\$1,067,263	+ 5.1%	\$1,013,849	\$1,044,366	+ 3.0%
Percent of List Price Received*	96.8%	98.0%	+ 1.2%	96.5%	97.7%	+ 1.2%

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	13	5	- 61.5%	--	--	--
Under Contract	3	1	- 66.7%	6	3	- 50.0%
New Listings	5	3	- 40.0%	8	5	- 37.5%
Sold Listings	1	2	+ 100.0%	5	4	- 20.0%
Days on Market Until Sale	2	166	+ 8200.0%	27	124	+ 359.3%
Median Sales Price*	\$660,000	\$944,950	+ 43.2%	\$630,000	\$944,950	+ 50.0%
Average Sales Price*	\$660,000	\$944,950	+ 43.2%	\$634,000	\$825,550	+ 30.2%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.7%	97.9%	- 1.8%

\* 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

