

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

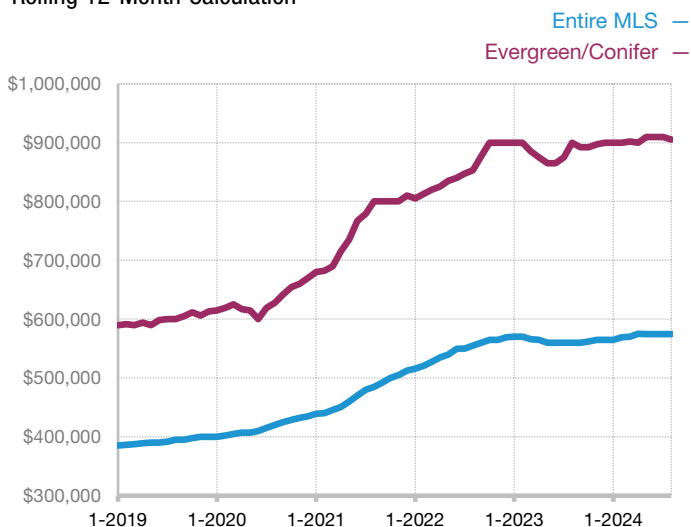
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	154	211	+ 37.0%	--	--	--
Under Contract	57	63	+ 10.5%	387	412	+ 6.5%
New Listings	73	85	+ 16.4%	516	631	+ 22.3%
Sold Listings	57	70	+ 22.8%	349	378	+ 8.3%
Days on Market Until Sale	24	30	+ 25.0%	29	38	+ 31.0%
Median Sales Price*	\$1,100,000	\$988,125	- 10.2%	\$910,000	\$930,000	+ 2.2%
Average Sales Price*	\$1,200,829	\$1,230,988	+ 2.5%	\$1,067,907	\$1,156,382	+ 8.3%
Percent of List Price Received*	99.3%	98.3%	- 1.0%	99.6%	99.0%	- 0.6%

* 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	14	8	- 42.9%	--	--	--
Under Contract	10	7	- 30.0%	37	27	- 27.0%
New Listings	10	4	- 60.0%	47	37	- 21.3%
Sold Listings	7	3	- 57.1%	35	23	- 34.3%
Days on Market Until Sale	48	11	- 77.1%	31	45	+ 45.2%
Median Sales Price*	\$590,000	\$549,000	- 6.9%	\$600,000	\$549,000	- 8.5%
Average Sales Price*	\$690,857	\$573,667	- 17.0%	\$611,502	\$610,637	- 0.1%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	99.6%	99.3%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

