

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

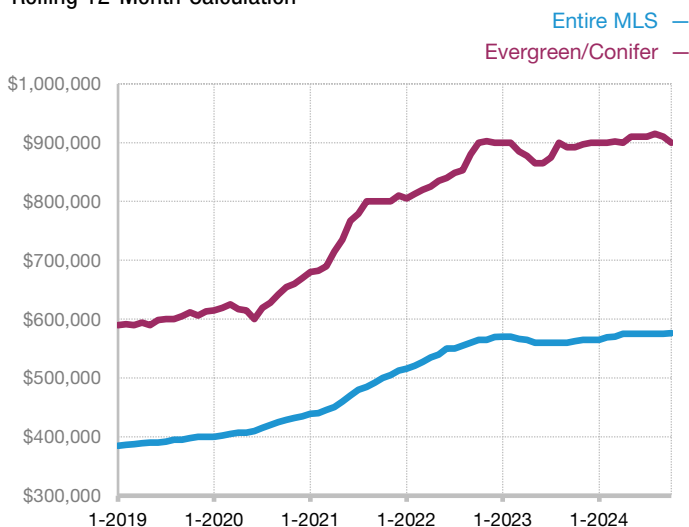
| Single Family                   | October     |             |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023        | 2024        | Percent Change from Previous Year | Thru 10-2023 | Thru 10-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 140         | 165         | + 17.9%                           | --           | --           | --                                |
| Under Contract                  | 51          | 74          | + 45.1%                           | 478          | 540          | + 13.0%                           |
| New Listings                    | 50          | 55          | + 10.0%                           | 628          | 762          | + 21.3%                           |
| Sold Listings                   | 39          | 59          | + 51.3%                           | 453          | 489          | + 7.9%                            |
| Days on Market Until Sale       | 34          | 44          | + 29.4%                           | 31           | 40           | + 29.0%                           |
| Median Sales Price*             | \$971,032   | \$875,000   | - 9.9%                            | \$910,000    | \$923,333    | + 1.5%                            |
| Average Sales Price*            | \$1,116,491 | \$1,113,917 | - 0.2%                            | \$1,073,061  | \$1,154,862  | + 7.6%                            |
| Percent of List Price Received* | 98.9%       | 98.6%       | - 0.3%                            | 99.3%        | 98.8%        | - 0.5%                            |

\* 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                 | October   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023      | 2024      | Percent Change from Previous Year | Thru 10-2023 | Thru 10-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 10        | 11        | + 10.0%                           | --           | --           | --                                |
| Under Contract                  | 8         | 4         | - 50.0%                           | 50           | 32           | - 36.0%                           |
| New Listings                    | 4         | 8         | + 100.0%                          | 57           | 51           | - 10.5%                           |
| Sold Listings                   | 9         | 2         | - 77.8%                           | 48           | 30           | - 37.5%                           |
| Days on Market Until Sale       | 37        | 50        | + 35.1%                           | 30           | 50           | + 66.7%                           |
| Median Sales Price*             | \$640,000 | \$589,750 | - 7.9%                            | \$602,500    | \$575,000    | - 4.6%                            |
| Average Sales Price*            | \$700,167 | \$589,750 | - 15.8%                           | \$629,336    | \$589,358    | - 6.4%                            |
| Percent of List Price Received* | 98.5%     | 103.3%    | + 4.9%                            | 99.5%        | 99.3%        | - 0.2%                            |

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

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



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

