

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

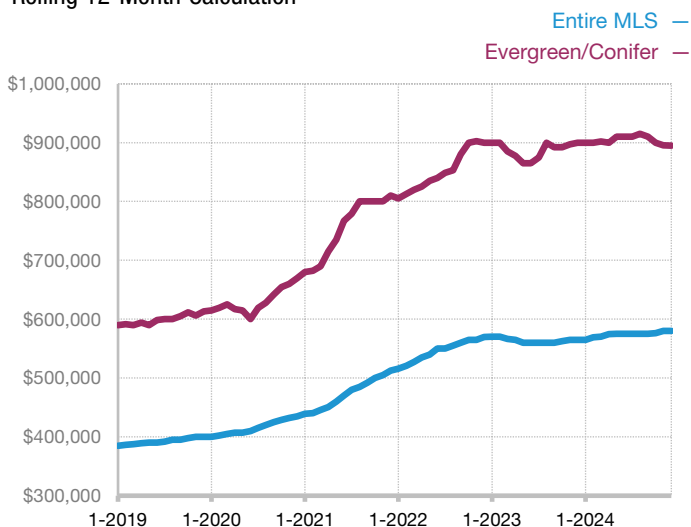
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	95	93	- 2.1%	--	--	--
Under Contract	23	18	- 21.7%	523	591	+ 13.0%
New Listings	9	17	+ 88.9%	668	803	+ 20.2%
Sold Listings	36	40	+ 11.1%	522	590	+ 13.0%
Days on Market Until Sale	63	68	+ 7.9%	34	42	+ 23.5%
Median Sales Price*	\$886,500	\$892,500	+ 0.7%	\$900,000	\$895,000	- 0.6%
Average Sales Price*	\$924,614	\$1,077,404	+ 16.5%	\$1,052,870	\$1,123,717	+ 6.7%
Percent of List Price Received*	97.5%	97.5%	0.0%	99.2%	98.6%	- 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	8	6	- 25.0%	--	--	--
Under Contract	3	4	+ 33.3%	54	38	- 29.6%
New Listings	2	3	+ 50.0%	61	58	- 4.9%
Sold Listings	1	3	+ 200.0%	55	36	- 34.5%
Days on Market Until Sale	4	22	+ 450.0%	33	48	+ 45.5%
Median Sales Price*	\$676,000	\$570,000	- 15.7%	\$605,000	\$560,000	- 7.4%
Average Sales Price*	\$676,000	\$572,500	- 15.3%	\$625,953	\$580,951	- 7.2%
Percent of List Price Received*	98.7%	97.9%	- 0.8%	99.4%	99.2%	- 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

