

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

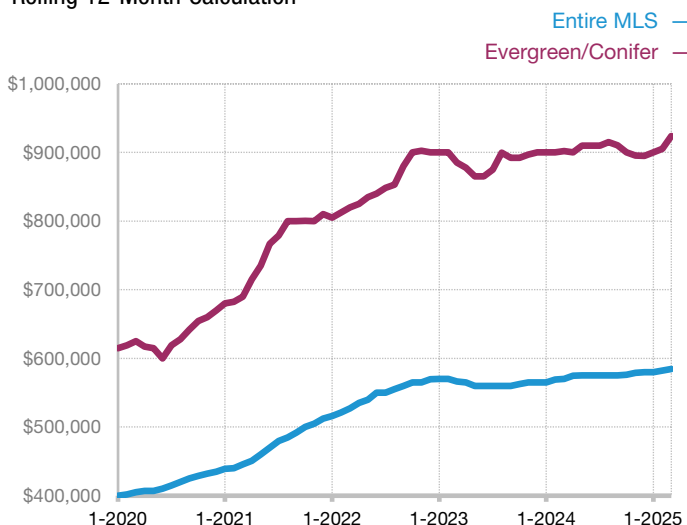
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	84	139	+ 65.5%	--	--	--
Under Contract	45	58	+ 28.9%	107	130	+ 21.5%
New Listings	55	85	+ 54.5%	117	191	+ 63.2%
Sold Listings	44	47	+ 6.8%	94	101	+ 7.4%
Days on Market Until Sale	51	48	- 5.9%	62	63	+ 1.6%
Median Sales Price*	\$857,450	\$960,000	+ 12.0%	\$850,000	\$930,000	+ 9.4%
Average Sales Price*	\$1,071,386	\$1,165,137	+ 8.8%	\$1,057,014	\$1,122,357	+ 6.2%
Percent of List Price Received*	99.0%	99.0%	0.0%	98.3%	98.5%	+ 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.

Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	18	11	- 38.9%	--	--	--
Under Contract	1	6	+ 500.0%	4	14	+ 250.0%
New Listings	9	12	+ 33.3%	14	21	+ 50.0%
Sold Listings	3	3	0.0%	7	11	+ 57.1%
Days on Market Until Sale	58	55	- 5.2%	96	47	- 51.0%
Median Sales Price*	\$548,000	\$381,400	- 30.4%	\$939,900	\$499,000	- 46.9%
Average Sales Price*	\$651,147	\$382,133	- 41.3%	\$750,806	\$562,789	- 25.0%
Percent of List Price Received*	104.7%	97.5%	- 6.9%	100.8%	99.3%	- 1.5%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

