

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

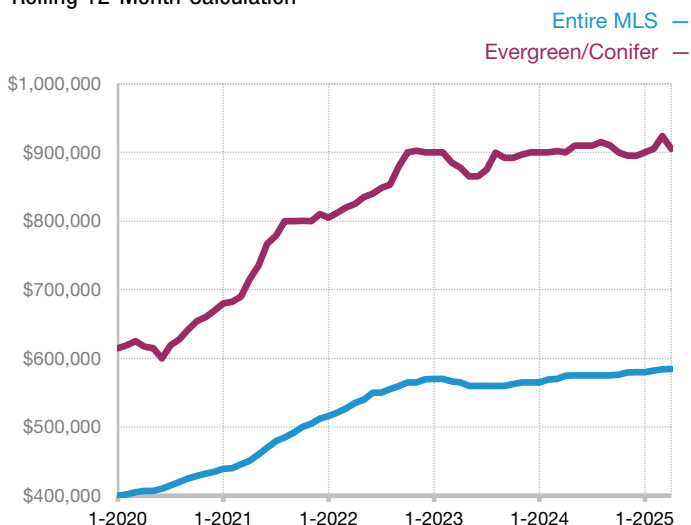
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	104	178	+ 71.2%	--	--	--
Under Contract	51	66	+ 29.4%	158	193	+ 22.2%
New Listings	79	105	+ 32.9%	196	295	+ 50.5%
Sold Listings	33	48	+ 45.5%	127	149	+ 17.3%
Days on Market Until Sale	37	43	+ 16.2%	55	56	+ 1.8%
Median Sales Price*	\$1,122,000	\$904,500	- 19.4%	\$890,000	\$925,000	+ 3.9%
Average Sales Price*	\$1,223,061	\$1,055,564	- 13.7%	\$1,100,160	\$1,100,840	+ 0.1%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	98.5%	98.7%	+ 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	18	14	- 22.2%	--	--	--
Under Contract	4	4	0.0%	8	16	+ 100.0%
New Listings	4	7	+ 75.0%	18	27	+ 50.0%
Sold Listings	2	5	+ 150.0%	9	16	+ 77.8%
Days on Market Until Sale	46	14	- 69.6%	85	37	- 56.5%
Median Sales Price*	\$583,900	\$495,000	- 15.2%	\$652,800	\$497,000	- 23.9%
Average Sales Price*	\$583,900	\$531,500	- 9.0%	\$713,716	\$553,011	- 22.5%
Percent of List Price Received*	98.1%	99.7%	+ 1.6%	100.2%	99.4%	- 0.8%

* 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

