

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

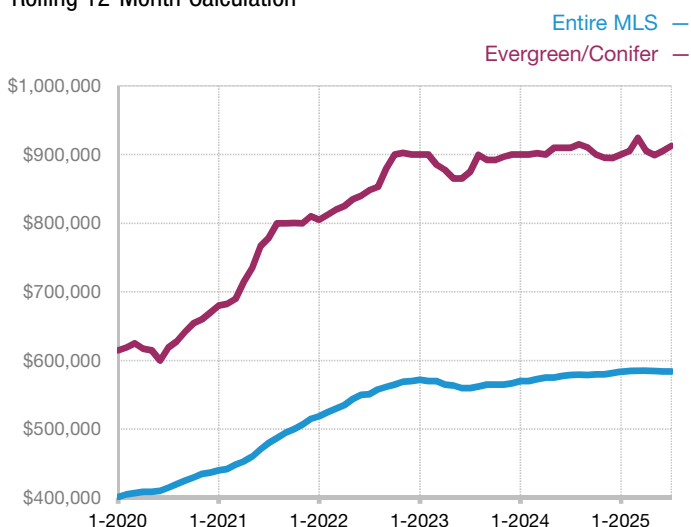
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	227	308	+ 35.7%	--	--	--
Under Contract	59	74	+ 25.4%	352	373	+ 6.0%
New Listings	95	108	+ 13.7%	554	668	+ 20.6%
Sold Listings	73	66	- 9.6%	311	324	+ 4.2%
Days on Market Until Sale	24	39	+ 62.5%	40	45	+ 12.5%
Median Sales Price*	\$905,000	\$949,250	+ 4.9%	\$925,000	\$950,000	+ 2.7%
Average Sales Price*	\$1,137,555	\$1,178,915	+ 3.6%	\$1,148,371	\$1,169,728	+ 1.9%
Percent of List Price Received*	99.3%	97.4%	- 1.9%	99.1%	98.4%	- 0.7%

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	20	15	- 25.0%	--	--	--
Under Contract	3	5	+ 66.7%	18	25	+ 38.9%
New Listings	9	5	- 44.4%	35	45	+ 28.6%
Sold Listings	4	5	+ 25.0%	19	27	+ 42.1%
Days on Market Until Sale	9	71	+ 688.9%	52	42	- 19.2%
Median Sales Price*	\$372,500	\$923,656	+ 148.0%	\$548,000	\$576,350	+ 5.2%
Average Sales Price*	\$378,750	\$1,051,331	+ 177.6%	\$590,328	\$659,581	+ 11.7%
Percent of List Price Received*	98.6%	102.9%	+ 4.4%	99.1%	99.8%	+ 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

