

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

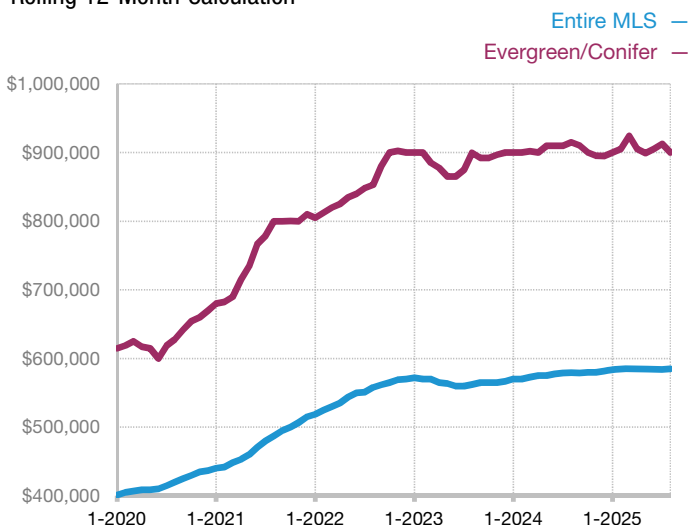
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	240	290	+ 20.8%	--	--	--
Under Contract	59	55	- 6.8%	411	424	+ 3.2%
New Listings	88	64	- 27.3%	642	732	+ 14.0%
Sold Listings	71	64	- 9.9%	382	388	+ 1.6%
Days on Market Until Sale	29	48	+ 65.5%	38	46	+ 21.1%
Median Sales Price*	\$991,250	\$859,950	- 13.2%	\$930,500	\$932,500	+ 0.2%
Average Sales Price*	\$1,229,848	\$1,028,755	- 16.4%	\$1,163,514	\$1,146,474	- 1.5%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	99.0%	98.3%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	17	13	- 23.5%	--	--	--
Under Contract	7	5	- 28.6%	25	30	+ 20.0%
New Listings	4	7	+ 75.0%	39	52	+ 33.3%
Sold Listings	3	5	+ 66.7%	22	32	+ 45.5%
Days on Market Until Sale	11	187	+ 1600.0%	47	65	+ 38.3%
Median Sales Price*	\$549,000	\$560,000	+ 2.0%	\$548,500	\$568,175	+ 3.6%
Average Sales Price*	\$573,667	\$593,010	+ 3.4%	\$588,056	\$649,179	+ 10.4%
Percent of List Price Received*	98.9%	106.4%	+ 7.6%	99.0%	100.8%	+ 1.8%

\* 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

