

# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

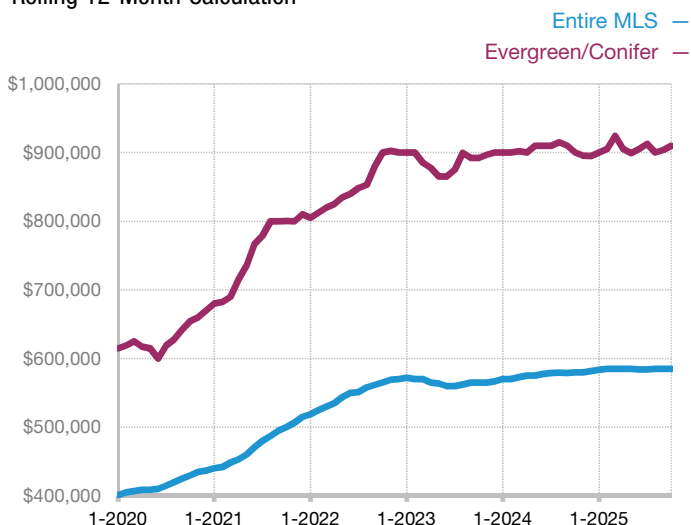
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	200	234	+ 17.0%	--	--	--
Under Contract	71	76	+ 7.0%	537	552	+ 2.8%
New Listings	57	67	+ 17.5%	764	871	+ 14.0%
Sold Listings	59	58	- 1.7%	489	495	+ 1.2%
Days on Market Until Sale	44	64	+ 45.5%	40	48	+ 20.0%
Median Sales Price*	\$875,000	\$932,500	+ 6.6%	\$923,333	\$925,000	+ 0.2%
Average Sales Price*	\$1,113,917	\$1,162,565	+ 4.4%	\$1,154,862	\$1,140,423	- 1.3%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	98.8%	98.0%	- 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.

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	20	14	- 30.0%	--	--	--
Under Contract	4	5	+ 25.0%	30	35	+ 16.7%
New Listings	8	7	- 12.5%	51	62	+ 21.6%
Sold Listings	2	2	0.0%	30	36	+ 20.0%
Days on Market Until Sale	50	78	+ 56.0%	50	62	+ 24.0%
Median Sales Price*	\$589,750	\$508,500	- 13.8%	\$575,000	\$568,175	- 1.2%
Average Sales Price*	\$589,750	\$508,500	- 13.8%	\$589,358	\$646,965	+ 9.8%
Percent of List Price Received*	103.3%	98.2%	- 4.9%	99.3%	100.8%	+ 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

