

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

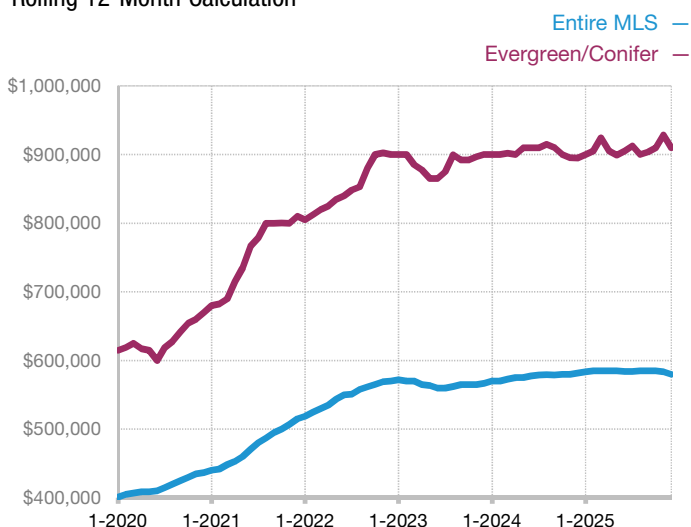
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	120	111	- 7.5%	--	--	--
Under Contract	17	32	+ 88.2%	590	614	+ 4.1%
New Listings	17	14	- 17.6%	806	912	+ 13.2%
Sold Listings	41	46	+ 12.2%	591	597	+ 1.0%
Days on Market Until Sale	69	87	+ 26.1%	43	54	+ 25.6%
Median Sales Price*	\$895,000	\$800,000	- 10.6%	\$895,000	\$910,000	+ 1.7%
Average Sales Price*	\$1,074,785	\$839,874	- 21.9%	\$1,123,457	\$1,122,359	- 0.1%
Percent of List Price Received*	97.5%	96.8%	- 0.7%	98.6%	97.8%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	14	11	- 21.4%	--	--	--
Under Contract	5	2	- 60.0%	37	39	+ 5.4%
New Listings	4	1	- 75.0%	59	66	+ 11.9%
Sold Listings	3	4	+ 33.3%	36	43	+ 19.4%
Days on Market Until Sale	22	45	+ 104.5%	48	64	+ 33.3%
Median Sales Price*	\$570,000	\$687,500	+ 20.6%	\$560,000	\$580,000	+ 3.6%
Average Sales Price*	\$572,500	\$717,500	+ 25.3%	\$580,951	\$648,971	+ 11.7%
Percent of List Price Received*	97.9%	97.9%	0.0%	99.2%	100.4%	+ 1.2%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

