

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

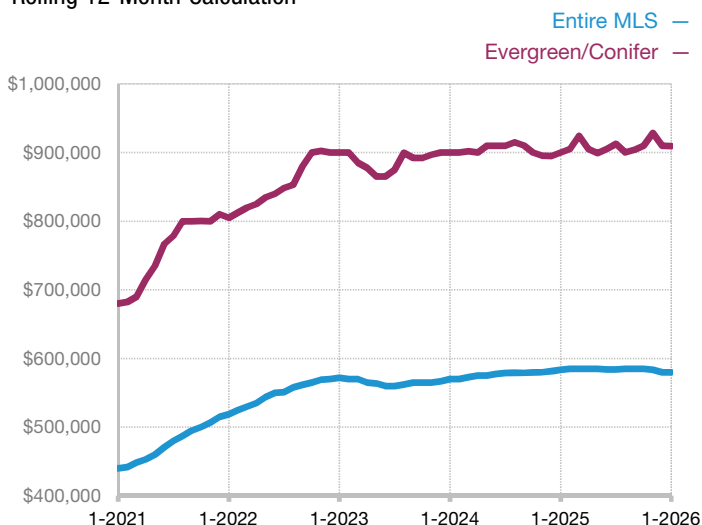
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	117	114	- 2.6%	--	--	--
Under Contract	35	36	+ 2.9%	35	36	+ 2.9%
New Listings	45	43	- 4.4%	45	43	- 4.4%
Sold Listings	20	25	+ 25.0%	20	25	+ 25.0%
Days on Market Until Sale	80	115	+ 43.8%	80	115	+ 43.8%
Median Sales Price*	\$937,500	\$875,000	- 6.7%	\$937,500	\$875,000	- 6.7%
Average Sales Price*	\$986,145	\$1,098,440	+ 11.4%	\$986,145	\$1,098,440	+ 11.4%
Percent of List Price Received*	98.0%	96.9%	- 1.1%	98.0%	96.9%	- 1.1%

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	8	17	+ 112.5%	--	--	--
Under Contract	5	3	- 40.0%	5	3	- 40.0%
New Listings	5	9	+ 80.0%	5	9	+ 80.0%
Sold Listings	6	1	- 83.3%	6	1	- 83.3%
Days on Market Until Sale	39	201	+ 415.4%	39	201	+ 415.4%
Median Sales Price*	\$654,500	\$540,000	- 17.5%	\$654,500	\$540,000	- 17.5%
Average Sales Price*	\$687,713	\$540,000	- 21.5%	\$687,713	\$540,000	- 21.5%
Percent of List Price Received*	100.5%	95.6%	- 4.9%	100.5%	95.6%	- 4.9%

* 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

