

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

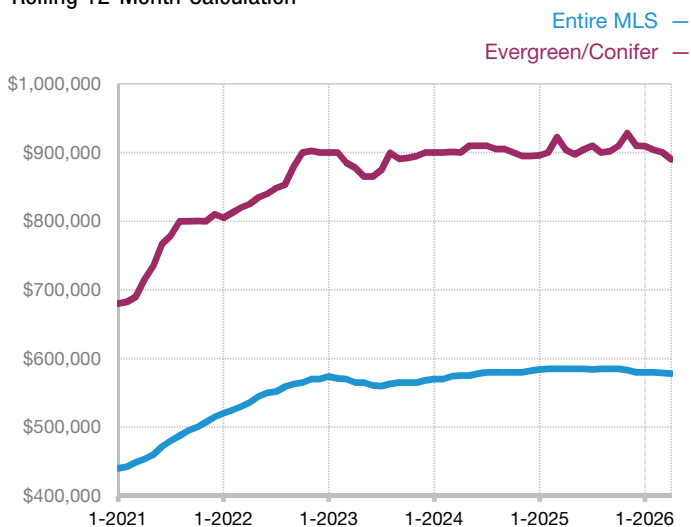
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	194	218	+ 12.4%	--	--	--
Under Contract	61	76	+ 24.6%	188	211	+ 12.2%
New Listings	104	125	+ 20.2%	296	355	+ 19.9%
Sold Listings	48	67	+ 39.6%	149	171	+ 14.8%
Days on Market Until Sale	43	55	+ 27.9%	56	70	+ 25.0%
Median Sales Price*	\$904,500	\$855,000	- 5.5%	\$925,000	\$857,500	- 7.3%
Average Sales Price*	\$1,055,564	\$1,052,273	- 0.3%	\$1,100,840	\$1,030,829	- 6.4%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	98.7%	98.2%	- 0.5%

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

Townhouse/Condo	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	15	27	+ 80.0%	--	--	--
Under Contract	4	1	- 75.0%	15	11	- 26.7%
New Listings	7	8	+ 14.3%	27	32	+ 18.5%
Sold Listings	5	2	- 60.0%	16	10	- 37.5%
Days on Market Until Sale	14	29	+ 107.1%	35	118	+ 237.1%
Median Sales Price*	\$495,000	\$697,650	+ 40.9%	\$497,000	\$525,000	+ 5.6%
Average Sales Price*	\$531,500	\$697,650	+ 31.3%	\$553,011	\$544,780	- 1.5%
Percent of List Price Received*	99.7%	98.2%	- 1.5%	99.4%	96.2%	- 3.2%

* 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

