

# Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

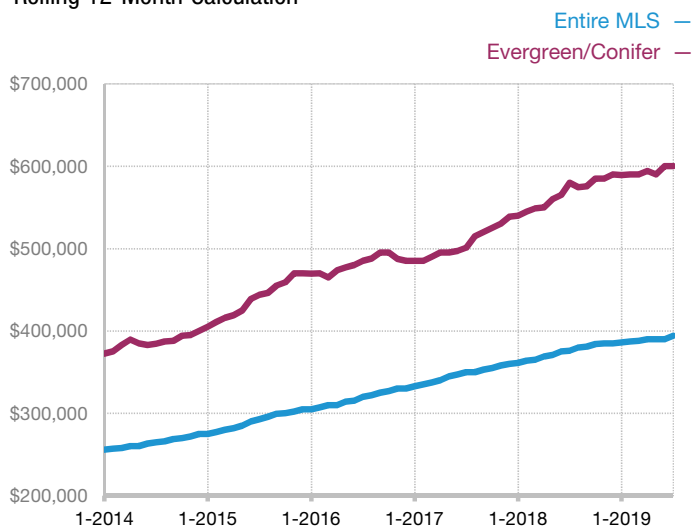
| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 07-2018 | Thru 07-2019 | Percent Change from Previous Year |
| Inventory of Active Listings    | 170       | 208       | + 22.4%                           | --           | --           | --                                |
| Under Contract                  | 73        | 71        | - 2.7%                            | 467          | 432          | - 7.5%                            |
| New Listings                    | 89        | 94        | + 5.6%                            | 576          | 640          | + 11.1%                           |
| Sold Listings                   | 103       | 67        | - 35.0%                           | 427          | 392          | - 8.2%                            |
| Days on Market Until Sale       | 33        | 31        | - 6.1%                            | 40           | 32           | - 20.0%                           |
| Median Sales Price*             | \$615,000 | \$605,000 | - 1.6%                            | \$600,000    | \$625,000    | + 4.2%                            |
| Average Sales Price*            | \$723,516 | \$770,304 | + 6.5%                            | \$710,498    | \$708,513    | - 0.3%                            |
| Percent of List Price Received* | 99.4%     | 97.8%     | - 1.6%                            | 99.5%        | 98.6%        | - 0.9%                            |

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

| Townhouse-Condo                 | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 07-2018 | Thru 07-2019 | Percent Change from Previous Year |
| Inventory of Active Listings    | 10        | 23        | + 130.0%                          | --           | --           | --                                |
| Under Contract                  | 13        | 5         | - 61.5%                           | 49           | 48           | - 2.0%                            |
| New Listings                    | 6         | 5         | - 16.7%                           | 52           | 61           | + 17.3%                           |
| Sold Listings                   | 4         | 7         | + 75.0%                           | 40           | 42           | + 5.0%                            |
| Days on Market Until Sale       | 41        | 28        | - 31.7%                           | 42           | 29           | - 31.0%                           |
| Median Sales Price*             | \$541,500 | \$400,000 | - 26.1%                           | \$462,500    | \$385,750    | - 16.6%                           |
| Average Sales Price*            | \$568,000 | \$490,000 | - 13.7%                           | \$465,698    | \$416,888    | - 10.5%                           |
| Percent of List Price Received* | 99.5%     | 99.0%     | - 0.5%                            | 99.4%        | 98.5%        | - 0.9%                            |

\* 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

