

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

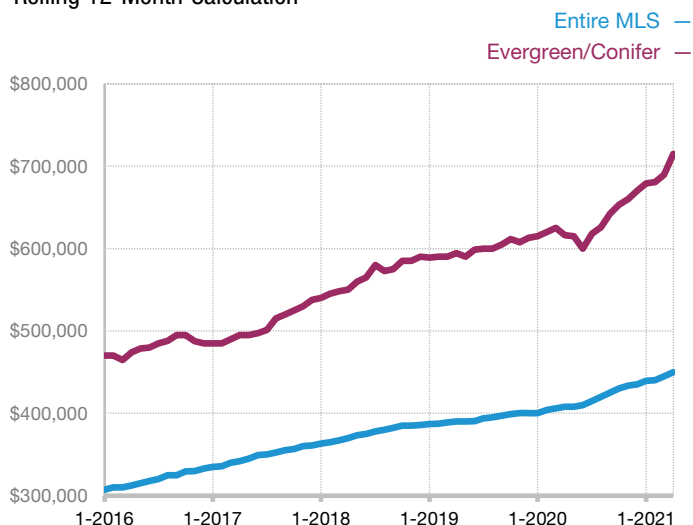
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	167	47	- 71.9%	--	--	--
Under Contract	33	78	+ 136.4%	162	256	+ 58.0%
New Listings	58	90	+ 55.2%	236	261	+ 10.6%
Sold Listings	36	70	+ 94.4%	161	209	+ 29.8%
Days on Market Until Sale	22	16	- 27.3%	57	22	- 61.4%
Median Sales Price*	\$600,000	\$962,500	+ 60.4%	\$646,500	\$855,000	+ 32.3%
Average Sales Price*	\$681,500	\$1,163,556	+ 70.7%	\$769,355	\$1,011,243	+ 31.4%
Percent of List Price Received*	99.0%	105.2%	+ 6.3%	98.6%	103.7%	+ 5.2%

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

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	24	3	- 87.5%	--	--	--
Under Contract	6	10	+ 66.7%	16	29	+ 81.3%
New Listings	5	8	+ 60.0%	26	22	- 15.4%
Sold Listings	4	8	+ 100.0%	14	25	+ 78.6%
Days on Market Until Sale	102	52	- 49.0%	43	47	+ 9.3%
Median Sales Price*	\$517,811	\$577,250	+ 11.5%	\$482,838	\$515,000	+ 6.7%
Average Sales Price*	\$491,031	\$541,442	+ 10.3%	\$493,929	\$471,936	- 4.5%
Percent of List Price Received*	97.0%	104.1%	+ 7.3%	98.7%	101.9%	+ 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

