

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

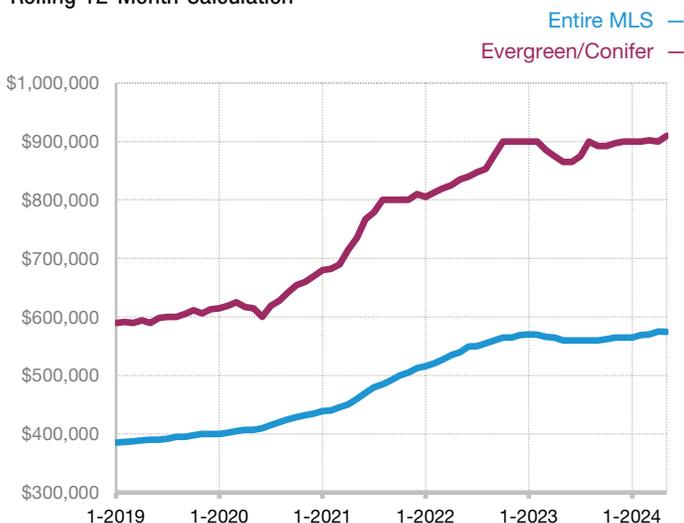
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	106	159	+ 50.0%	--	--	--
Under Contract	68	57	- 16.2%	209	213	+ 1.9%
New Listings	92	131	+ 42.4%	256	325	+ 27.0%
Sold Listings	41	56	+ 36.6%	172	183	+ 6.4%
Days on Market Until Sale	17	37	+ 117.6%	38	50	+ 31.6%
Median Sales Price*	\$900,000	\$995,000	+ 10.6%	\$897,500	\$925,000	+ 3.1%
Average Sales Price*	\$1,184,597	\$1,274,918	+ 7.6%	\$1,066,277	\$1,153,638	+ 8.2%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	99.1%	98.8%	- 0.3%

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	15	5	- 66.7%	--	--	--
Under Contract	3	4	+ 33.3%	16	14	- 12.5%
New Listings	8	2	- 75.0%	24	20	- 16.7%
Sold Listings	4	4	0.0%	15	14	- 6.7%
Days on Market Until Sale	37	22	- 40.5%	27	62	+ 129.6%
Median Sales Price*	\$771,500	\$672,500	- 12.8%	\$605,000	\$672,500	+ 11.2%
Average Sales Price*	\$773,281	\$616,950	- 20.2%	\$607,675	\$714,189	+ 17.5%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	99.4%	100.3%	+ 0.9%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

