

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

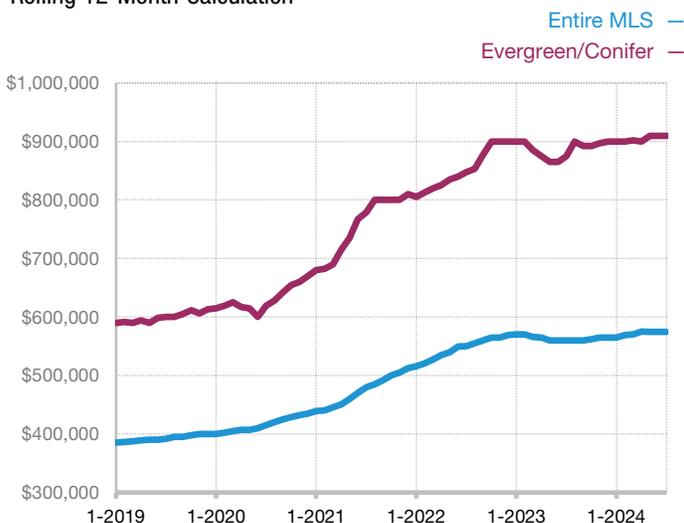
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	147	201	+ 36.7%	--	--	--
Under Contract	61	64	+ 4.9%	330	354	+ 7.3%
New Listings	88	92	+ 4.5%	443	545	+ 23.0%
Sold Listings	58	72	+ 24.1%	292	308	+ 5.5%
Days on Market Until Sale	18	22	+ 22.2%	30	40	+ 33.3%
Median Sales Price*	\$903,500	\$897,000	- 0.7%	\$900,000	\$925,000	+ 2.8%
Average Sales Price*	\$986,590	\$1,111,687	+ 12.7%	\$1,041,960	\$1,139,426	+ 9.4%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	99.6%	99.2%	- 0.4%

* 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		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	16	11	- 31.3%	--	--	--
Under Contract	4	4	0.0%	27	21	- 22.2%
New Listings	5	8	+ 60.0%	37	33	- 10.8%
Sold Listings	8	4	- 50.0%	28	20	- 28.6%
Days on Market Until Sale	25	9	- 64.0%	26	51	+ 96.2%
Median Sales Price*	\$658,250	\$372,500	- 43.4%	\$602,500	\$549,000	- 8.9%
Average Sales Price*	\$601,714	\$378,750	- 37.1%	\$593,530	\$616,183	+ 3.8%
Percent of List Price Received*	102.1%	98.6%	- 3.4%	100.2%	99.4%	- 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

