

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Evergreen/Conifer

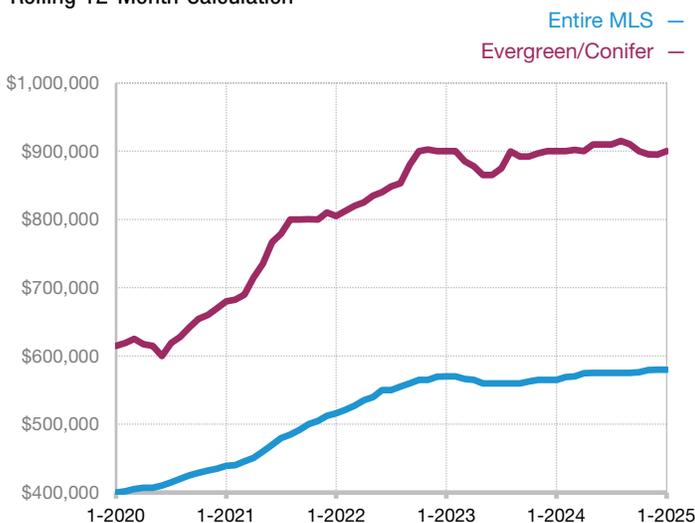
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	81	87	+ 7.4%	--	--	--
Under Contract	24	39	+ 62.5%	24	39	+ 62.5%
New Listings	19	43	+ 126.3%	19	43	+ 126.3%
Sold Listings	18	20	+ 11.1%	18	20	+ 11.1%
Days on Market Until Sale	66	80	+ 21.2%	66	80	+ 21.2%
Median Sales Price*	\$872,500	\$937,500	+ 7.4%	\$872,500	\$937,500	+ 7.4%
Average Sales Price*	\$1,003,661	\$986,145	- 1.7%	\$1,003,661	\$986,145	- 1.7%
Percent of List Price Received*	97.1%	98.0%	+ 0.9%	97.1%	98.0%	+ 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	10	7	- 30.0%	--	--	--
Under Contract	2	6	+ 200.0%	2	6	+ 200.0%
New Listings	2	5	+ 150.0%	2	5	+ 150.0%
Sold Listings	2	6	+ 200.0%	2	6	+ 200.0%
Days on Market Until Sale	83	39	- 53.0%	83	39	- 53.0%
Median Sales Price*	\$706,150	\$654,500	- 7.3%	\$706,150	\$654,500	- 7.3%
Average Sales Price*	\$706,150	\$687,713	- 2.6%	\$706,150	\$687,713	- 2.6%
Percent of List Price Received*	95.9%	100.5%	+ 4.8%	95.9%	100.5%	+ 4.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

