

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Evergreen/Conifer

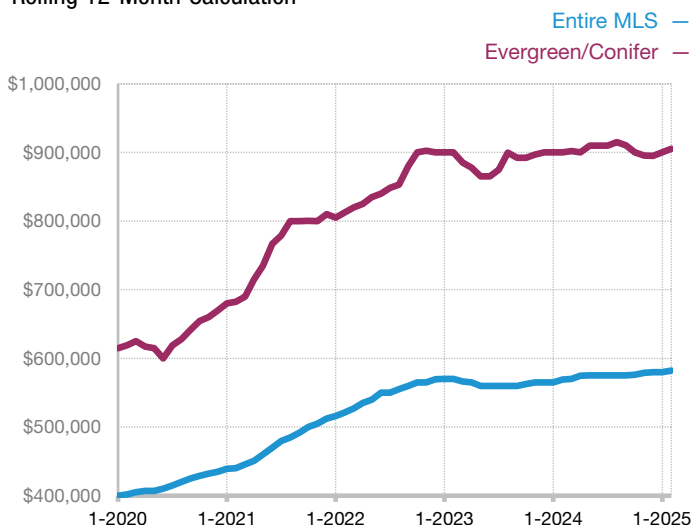
| Single Family                   | February    |             |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024        | 2025        | Percent Change from Previous Year | Thru 02-2024 | Thru 02-2025 | Percent Change from Previous Year |
| Inventory of Active Listings    | 82          | 112         | + 36.6%                           | --           | --           | --                                |
| Under Contract                  | 38          | 42          | + 10.5%                           | 62           | 79           | + 27.4%                           |
| New Listings                    | 43          | 62          | + 44.2%                           | 62           | 106          | + 71.0%                           |
| Sold Listings                   | 32          | 34          | + 6.3%                            | 50           | 54           | + 8.0%                            |
| Days on Market Until Sale       | 75          | 73          | - 2.7%                            | 71           | 76           | + 7.0%                            |
| Median Sales Price*             | \$845,000   | \$910,000   | + 7.7%                            | \$850,000    | \$927,500    | + 9.1%                            |
| Average Sales Price*            | \$1,067,263 | \$1,143,346 | + 7.1%                            | \$1,044,366  | \$1,085,123  | + 3.9%                            |
| Percent of List Price Received* | 98.0%       | 98.1%       | + 0.1%                            | 97.7%        | 98.0%        | + 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                 | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025      | Percent Change from Previous Year | Thru 02-2024 | Thru 02-2025 | Percent Change from Previous Year |
| Inventory of Active Listings    | 10        | 9         | - 10.0%                           | --           | --           | --                                |
| Under Contract                  | 1         | 2         | + 100.0%                          | 3            | 8            | + 166.7%                          |
| New Listings                    | 3         | 4         | + 33.3%                           | 5            | 9            | + 80.0%                           |
| Sold Listings                   | 2         | 2         | 0.0%                              | 4            | 8            | + 100.0%                          |
| Days on Market Until Sale       | 166       | 60        | - 63.9%                           | 124          | 44           | - 64.5%                           |
| Median Sales Price*             | \$944,950 | \$459,000 | - 51.4%                           | \$944,950    | \$537,000    | - 43.2%                           |
| Average Sales Price*            | \$944,950 | \$459,000 | - 51.4%                           | \$825,550    | \$630,535    | - 23.6%                           |
| Percent of List Price Received* | 100.0%    | 98.5%     | - 1.5%                            | 97.9%        | 100.0%       | + 2.1%                            |

\* 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

