

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

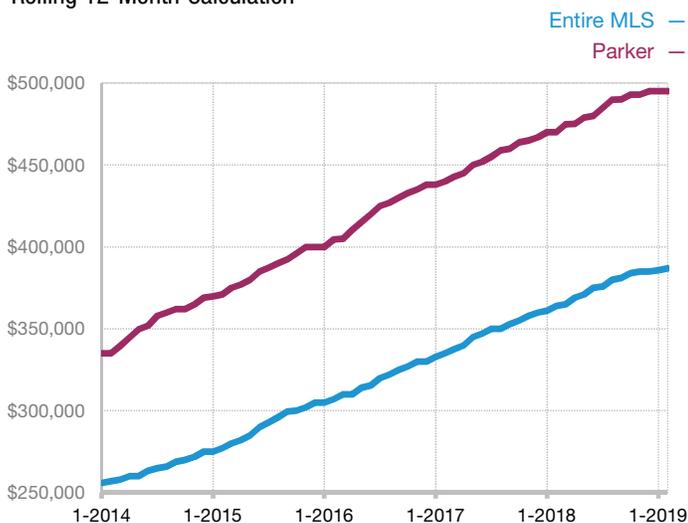
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	243	224	- 7.8%	--	--	--
Under Contract	155	153	- 1.3%	286	288	+ 0.7%
New Listings	183	176	- 3.8%	340	324	- 4.7%
Sold Listings	111	106	- 4.5%	215	204	- 5.1%
Days on Market Until Sale	35	54	+ 54.3%	41	55	+ 34.1%
Median Sales Price*	\$492,500	\$486,825	- 1.2%	\$485,000	\$492,250	+ 1.5%
Average Sales Price*	\$521,125	\$532,282	+ 2.1%	\$517,780	\$538,943	+ 4.1%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	99.6%	98.8%	- 0.8%

* 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		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	69	63	- 8.7%	--	--	--
Under Contract	22	36	+ 63.6%	44	78	+ 77.3%
New Listings	25	37	+ 48.0%	48	76	+ 58.3%
Sold Listings	15	19	+ 26.7%	30	39	+ 30.0%
Days on Market Until Sale	12	21	+ 75.0%	16	41	+ 156.3%
Median Sales Price*	\$287,500	\$289,900	+ 0.8%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$300,065	\$303,832	+ 1.3%	\$289,716	\$316,622	+ 9.3%
Percent of List Price Received*	100.5%	98.7%	- 1.8%	100.5%	99.6%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

