

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

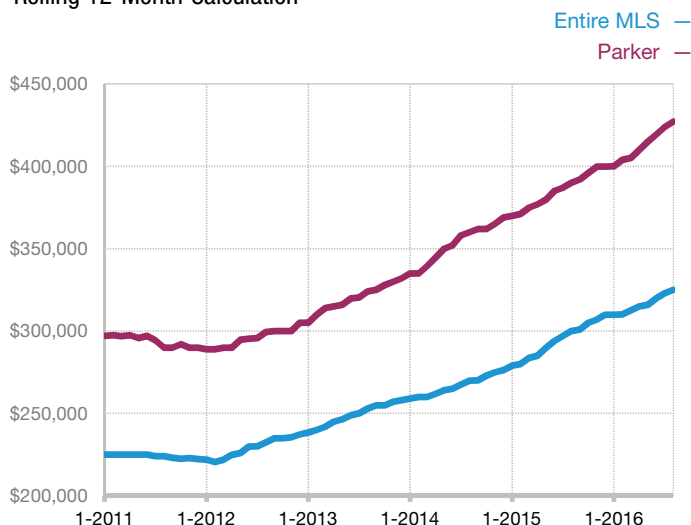
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2015 | 2016 | Percent Change from Previous Year | Thru 08-2015 | Thru 08-2016 | Percent Change from Previous Year |
| Inventory of Active Listings | 436 | 352 | - 19.3% | -- | -- | -- |
| Under Contract | 200 | 223 | + 11.5% | 1,530 | 1,552 | + 1.4% |
| New Listings | 250 | 204 | - 18.4% | 1,906 | 1,890 | - 0.8% |
| Sold Listings | 203 | 207 | + 2.0% | 1,415 | 1,394 | - 1.5% |
| Days on Market Until Sale | 26 | 29 | + 11.5% | 29 | 33 | + 13.8% |
| Median Sales Price* | \$405,000 | \$449,950 | + 11.1% | \$399,900 | \$439,900 | + 10.0% |
| Average Sales Price* | \$452,789 | \$504,503 | + 11.4% | \$436,336 | \$477,392 | + 9.4% |
| Percent of List Price Received* | 99.9% | 99.3% | - 0.6% | 100.0% | 99.8% | - 0.2% |

* 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 | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2015 | 2016 | Percent Change from Previous Year | Thru 08-2015 | Thru 08-2016 | Percent Change from Previous Year |
| Inventory of Active Listings | 27 | 14 | - 48.1% | -- | -- | -- |
| Under Contract | 40 | 46 | + 15.0% | 309 | 261 | - 15.5% |
| New Listings | 42 | 42 | 0.0% | 331 | 277 | - 16.3% |
| Sold Listings | 37 | 29 | - 21.6% | 284 | 231 | - 18.7% |
| Days on Market Until Sale | 10 | 7 | - 30.0% | 13 | 12 | - 7.7% |
| Median Sales Price* | \$223,500 | \$246,000 | + 10.1% | \$210,000 | \$233,000 | + 11.0% |
| Average Sales Price* | \$228,572 | \$246,927 | + 8.0% | \$214,382 | \$241,922 | + 12.8% |
| Percent of List Price Received* | 101.4% | 101.2% | - 0.2% | 101.1% | 101.3% | + 0.2% |

* 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

