

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

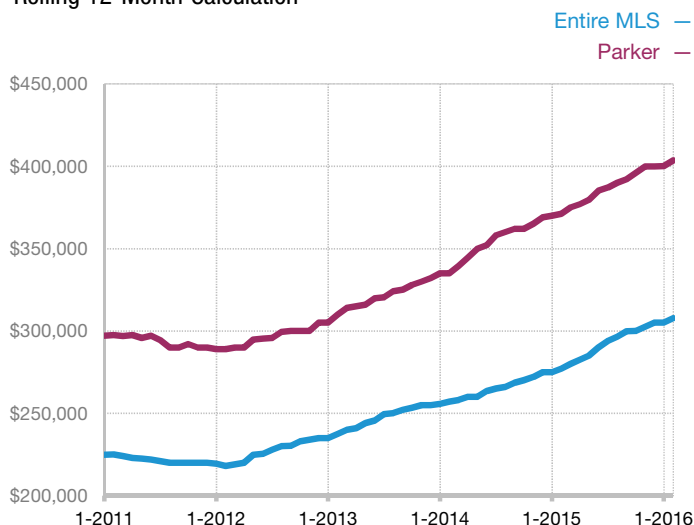
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	293	218	- 25.6%	--	--	--
Under Contract	137	159	+ 16.1%	275	282	+ 2.5%
New Listings	169	177	+ 4.7%	330	314	- 4.8%
Sold Listings	112	89	- 20.5%	204	201	- 1.5%
Days on Market Until Sale	41	47	+ 14.6%	45	51	+ 13.3%
Median Sales Price*	\$375,000	\$408,000	+ 8.8%	\$375,500	\$424,000	+ 12.9%
Average Sales Price*	\$399,342	\$446,499	+ 11.8%	\$408,623	\$457,305	+ 11.9%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	98.9%	99.1%	+ 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	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	23	5	- 78.3%	--	--	--
Under Contract	22	24	+ 9.1%	45	55	+ 22.2%
New Listings	19	22	+ 15.8%	46	47	+ 2.2%
Sold Listings	24	19	- 20.8%	39	31	- 20.5%
Days on Market Until Sale	15	12	- 20.0%	31	16	- 48.4%
Median Sales Price*	\$205,250	\$200,000	- 2.6%	\$189,000	\$212,000	+ 12.2%
Average Sales Price*	\$202,469	\$203,416	+ 0.5%	\$198,147	\$218,223	+ 10.1%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	98.7%	100.0%	+ 1.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

