

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

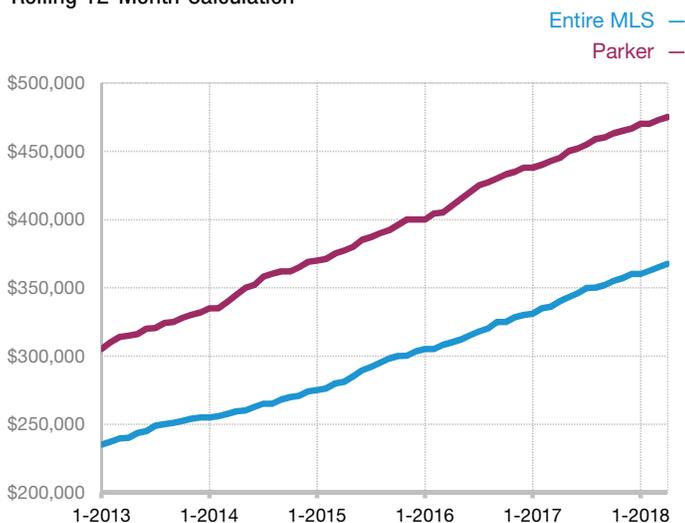
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	322	223	- 30.7%	--	--	--
Under Contract	206	251	+ 21.8%	741	749	+ 1.1%
New Listings	239	289	+ 20.9%	871	856	- 1.7%
Sold Listings	183	183	0.0%	638	559	- 12.4%
Days on Market Until Sale	26	22	- 15.4%	35	32	- 8.6%
Median Sales Price*	\$455,000	\$490,000	+ 7.7%	\$460,000	\$487,500	+ 6.0%
Average Sales Price*	\$510,528	\$552,677	+ 8.3%	\$504,908	\$537,058	+ 6.4%
Percent of List Price Received*	100.2%	100.3%	+ 0.1%	99.6%	99.9%	+ 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	25	43	+ 72.0%	--	--	--
Under Contract	38	55	+ 44.7%	114	135	+ 18.4%
New Listings	53	40	- 24.5%	137	127	- 7.3%
Sold Listings	27	30	+ 11.1%	94	89	- 5.3%
Days on Market Until Sale	13	15	+ 15.4%	12	13	+ 8.3%
Median Sales Price*	\$264,500	\$287,500	+ 8.7%	\$257,000	\$285,000	+ 10.9%
Average Sales Price*	\$285,144	\$302,290	+ 6.0%	\$272,919	\$296,982	+ 8.8%
Percent of List Price Received*	100.7%	101.1%	+ 0.4%	100.6%	101.0%	+ 0.4%

* 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

