

# Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

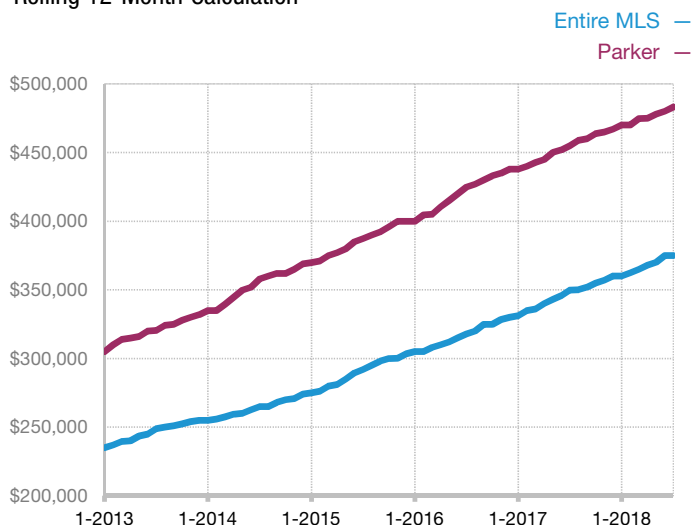
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	415	400	- 3.6%	--	--	--
Under Contract	199	213	+ 7.0%	1,375	1,361	- 1.0%
New Listings	261	300	+ 14.9%	1,674	1,742	+ 4.1%
Sold Listings	198	188	- 5.1%	1,277	1,206	- 5.6%
Days on Market Until Sale	31	28	- 9.7%	30	27	- 10.0%
Median Sales Price*	\$485,750	\$499,950	+ 2.9%	\$470,000	\$495,000	+ 5.3%
Average Sales Price*	\$550,398	\$560,246	+ 1.8%	\$518,032	\$547,732	+ 5.7%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	99.7%	99.9%	+ 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	62	68	+ 9.7%	--	--	--
Under Contract	50	38	- 24.0%	254	232	- 8.7%
New Listings	36	41	+ 13.9%	315	258	- 18.1%
Sold Listings	33	30	- 9.1%	192	189	- 1.6%
Days on Market Until Sale	8	24	+ 200.0%	10	16	+ 60.0%
Median Sales Price*	\$270,000	\$303,000	+ 12.2%	\$265,000	\$287,500	+ 8.5%
Average Sales Price*	\$266,030	\$314,711	+ 18.3%	\$273,205	\$302,622	+ 10.8%
Percent of List Price Received*	101.4%	100.6%	- 0.8%	101.2%	101.0%	- 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

