

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

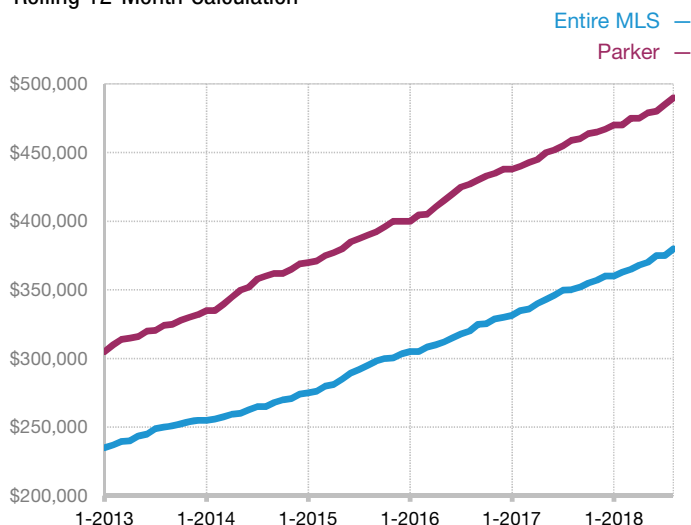
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	406	407	+ 0.2%	--	--	--
Under Contract	170	204	+ 20.0%	1,545	1,553	+ 0.5%
New Listings	198	237	+ 19.7%	1,872	1,979	+ 5.7%
Sold Listings	221	223	+ 0.9%	1,498	1,447	- 3.4%
Days on Market Until Sale	26	27	+ 3.8%	29	27	- 6.9%
Median Sales Price*	\$460,000	\$500,000	+ 8.7%	\$466,835	\$499,900	+ 7.1%
Average Sales Price*	\$490,077	\$555,641	+ 13.4%	\$513,908	\$549,334	+ 6.9%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.7%	99.8%	+ 0.1%

\* 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	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	69	83	+ 20.3%	--	--	--
Under Contract	31	38	+ 22.6%	283	267	- 5.7%
New Listings	37	52	+ 40.5%	352	311	- 11.6%
Sold Listings	46	49	+ 6.5%	238	238	0.0%
Days on Market Until Sale	10	17	+ 70.0%	10	16	+ 60.0%
Median Sales Price*	\$259,950	\$280,000	+ 7.7%	\$265,000	\$285,000	+ 7.5%
Average Sales Price*	\$272,389	\$285,365	+ 4.8%	\$273,048	\$299,069	+ 9.5%
Percent of List Price Received*	100.9%	100.8%	- 0.1%	101.1%	101.0%	- 0.1%

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



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

