

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

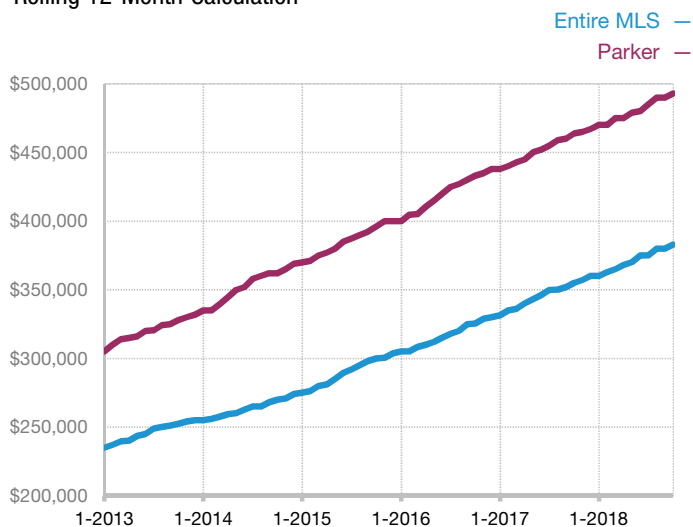
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	335	332	- 0.9%	--	--	--
Under Contract	156	157	+ 0.6%	1,886	1,865	- 1.1%
New Listings	147	169	+ 15.0%	2,219	2,318	+ 4.5%
Sold Listings	180	151	- 16.1%	1,856	1,771	- 4.6%
Days on Market Until Sale	34	40	+ 17.6%	30	29	- 3.3%
Median Sales Price*	\$463,625	\$485,000	+ 4.6%	\$466,000	\$495,000	+ 6.2%
Average Sales Price*	\$522,373	\$551,397	+ 5.6%	\$516,282	\$545,629	+ 5.7%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.6%	99.7%	+ 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	75	84	+ 12.0%	--	--	--
Under Contract	31	22	- 29.0%	342	318	- 7.0%
New Listings	30	31	+ 3.3%	421	372	- 11.6%
Sold Listings	31	54	+ 74.2%	294	335	+ 13.9%
Days on Market Until Sale	18	33	+ 83.3%	11	22	+ 100.0%
Median Sales Price*	\$275,000	\$287,250	+ 4.5%	\$264,250	\$286,900	+ 8.6%
Average Sales Price*	\$304,889	\$306,244	+ 0.4%	\$274,568	\$302,988	+ 10.4%
Percent of List Price Received*	99.8%	102.1%	+ 2.3%	101.0%	101.0%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

