

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

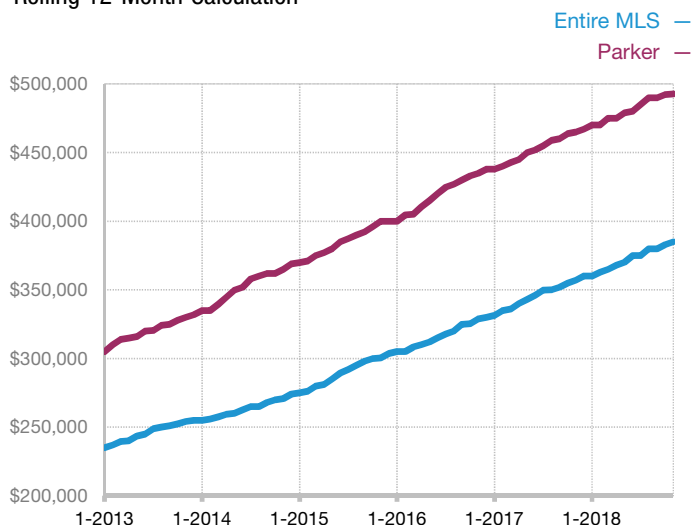
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	292	273	- 6.5%	--	--	--
Under Contract	113	125	+ 10.6%	1,999	1,971	- 1.4%
New Listings	103	101	- 1.9%	2,322	2,419	+ 4.2%
Sold Listings	139	139	0.0%	1,995	1,919	- 3.8%
Days on Market Until Sale	42	36	- 14.3%	31	30	- 3.2%
Median Sales Price*	\$480,000	\$480,000	0.0%	\$467,000	\$495,000	+ 6.0%
Average Sales Price*	\$507,510	\$559,134	+ 10.2%	\$515,670	\$546,299	+ 5.9%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	99.5%	99.6%	+ 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	75	78	+ 4.0%	--	--	--
Under Contract	20	24	+ 20.0%	362	342	- 5.5%
New Listings	23	30	+ 30.4%	444	402	- 9.5%
Sold Listings	31	22	- 29.0%	325	359	+ 10.5%
Days on Market Until Sale	14	36	+ 157.1%	11	23	+ 109.1%
Median Sales Price*	\$260,000	\$289,125	+ 11.2%	\$264,000	\$286,900	+ 8.7%
Average Sales Price*	\$267,155	\$311,667	+ 16.7%	\$273,861	\$303,371	+ 10.8%
Percent of List Price Received*	99.4%	101.1%	+ 1.7%	100.8%	101.0%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

