

# Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

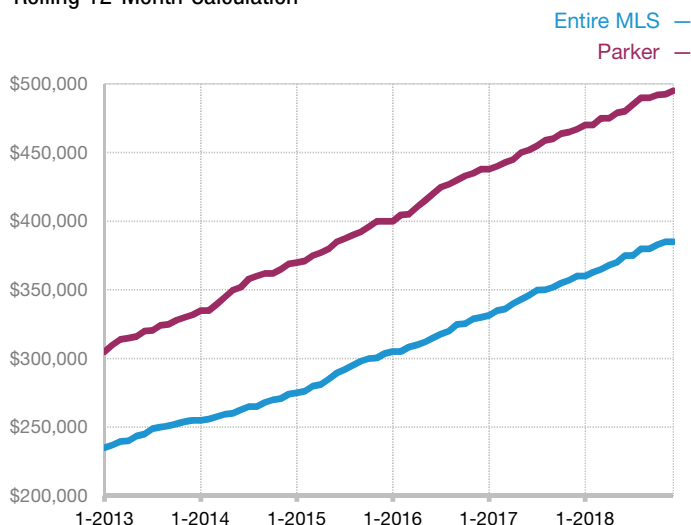
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	237	220	- 7.2%	--	--	--
Under Contract	104	110	+ 5.8%	2,103	2,072	- 1.5%
New Listings	81	67	- 17.3%	2,403	2,486	+ 3.5%
Sold Listings	137	111	- 19.0%	2,132	2,032	- 4.7%
Days on Market Until Sale	49	54	+ 10.2%	32	31	- 3.1%
Median Sales Price*	\$470,000	\$509,950	+ 8.5%	\$467,000	\$495,000	+ 6.0%
Average Sales Price*	\$539,377	\$551,382	+ 2.2%	\$517,194	\$546,471	+ 5.7%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	99.5%	99.5%	0.0%

\* 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	69	71	+ 2.9%	--	--	--
Under Contract	20	18	- 10.0%	382	356	- 6.8%
New Listings	17	11	- 35.3%	461	413	- 10.4%
Sold Listings	21	13	- 38.1%	346	373	+ 7.8%
Days on Market Until Sale	29	32	+ 10.3%	12	23	+ 91.7%
Median Sales Price*	\$285,000	\$300,000	+ 5.3%	\$265,000	\$287,000	+ 8.3%
Average Sales Price*	\$295,920	\$284,615	- 3.8%	\$275,200	\$302,685	+ 10.0%
Percent of List Price Received*	99.7%	98.6%	- 1.1%	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

