

# Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

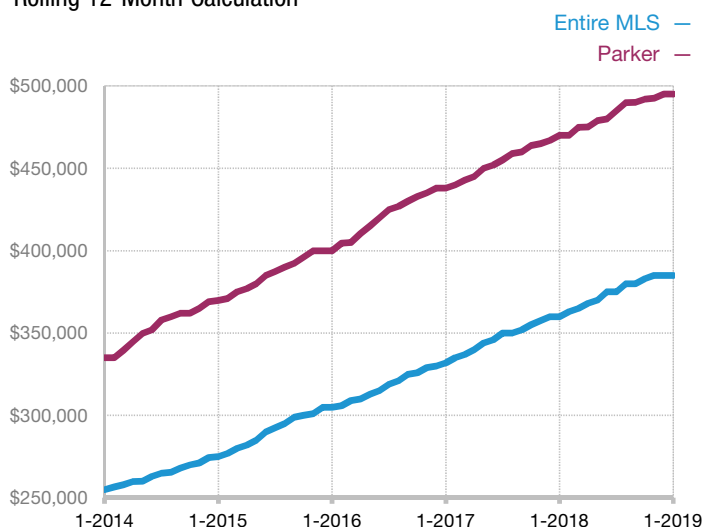
Single Family	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	232	210	- 9.5%	--	--	--
Under Contract	131	136	+ 3.8%	131	136	+ 3.8%
New Listings	157	148	- 5.7%	157	148	- 5.7%
Sold Listings	104	96	- 7.7%	104	96	- 7.7%
Days on Market Until Sale	47	57	+ 21.3%	47	57	+ 21.3%
Median Sales Price*	\$478,950	\$494,995	+ 3.4%	\$478,950	\$494,995	+ 3.4%
Average Sales Price*	\$514,209	\$543,736	+ 5.7%	\$514,209	\$543,736	+ 5.7%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	99.1%	98.7%	- 0.4%

\* 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	67	63	- 6.0%	--	--	--
Under Contract	22	44	+ 100.0%	22	44	+ 100.0%
New Listings	23	39	+ 69.6%	23	39	+ 69.6%
Sold Listings	15	16	+ 6.7%	15	16	+ 6.7%
Days on Market Until Sale	21	59	+ 181.0%	21	59	+ 181.0%
Median Sales Price*	\$267,500	\$284,000	+ 6.2%	\$267,500	\$284,000	+ 6.2%
Average Sales Price*	\$279,367	\$307,045	+ 9.9%	\$279,367	\$307,045	+ 9.9%
Percent of List Price Received*	100.4%	98.9%	- 1.5%	100.4%	98.9%	- 1.5%

\* 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

