

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

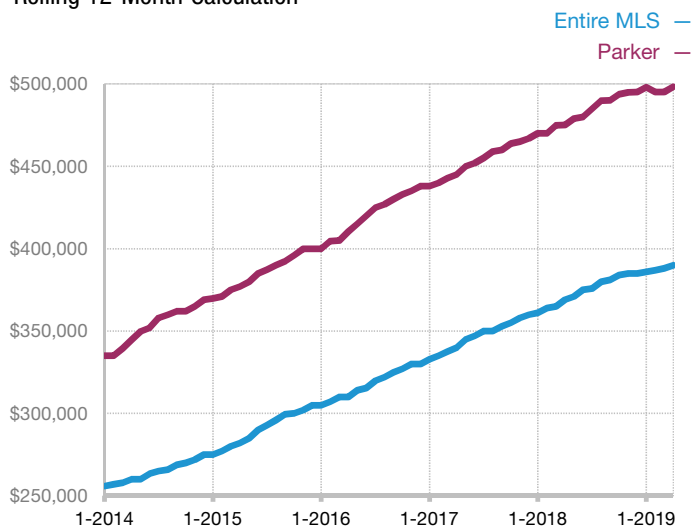
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	289	310	+ 7.3%	--	--	--
Under Contract	235	248	+ 5.5%	729	704	- 3.4%
New Listings	289	310	+ 7.3%	856	866	+ 1.2%
Sold Listings	194	159	- 18.0%	580	519	- 10.5%
Days on Market Until Sale	24	29	+ 20.8%	33	43	+ 30.3%
Median Sales Price*	\$490,000	\$524,000	+ 6.9%	\$490,000	\$498,000	+ 1.6%
Average Sales Price*	\$553,517	\$582,991	+ 5.3%	\$537,564	\$549,802	+ 2.3%
Percent of List Price Received*	100.2%	99.5%	- 0.7%	99.9%	99.3%	- 0.6%

* 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	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	62	66	+ 6.5%	--	--	--
Under Contract	52	44	- 15.4%	130	158	+ 21.5%
New Listings	40	34	- 15.0%	127	162	+ 27.6%
Sold Listings	30	34	+ 13.3%	89	105	+ 18.0%
Days on Market Until Sale	15	24	+ 60.0%	13	30	+ 130.8%
Median Sales Price*	\$287,500	\$293,500	+ 2.1%	\$285,000	\$295,000	+ 3.5%
Average Sales Price*	\$302,290	\$314,335	+ 4.0%	\$296,982	\$310,553	+ 4.6%
Percent of List Price Received*	101.1%	99.1%	- 2.0%	101.0%	99.3%	- 1.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

