

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

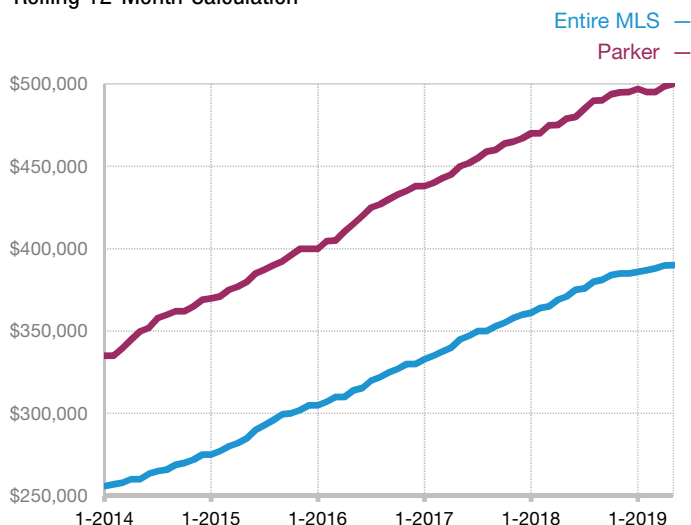
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	363	383	+ 5.5%	--	--	--
Under Contract	207	241	+ 16.4%	936	926	- 1.1%
New Listings	295	332	+ 12.5%	1,151	1,198	+ 4.1%
Sold Listings	221	215	- 2.7%	801	743	- 7.2%
Days on Market Until Sale	18	27	+ 50.0%	29	38	+ 31.0%
Median Sales Price*	\$499,500	\$521,000	+ 4.3%	\$490,000	\$505,000	+ 3.1%
Average Sales Price*	\$539,025	\$572,354	+ 6.2%	\$537,967	\$556,003	+ 3.4%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	100.0%	99.3%	- 0.7%

* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	77	62	- 19.5%	--	--	--
Under Contract	28	43	+ 53.6%	158	197	+ 24.7%
New Listings	43	65	+ 51.2%	170	227	+ 33.5%
Sold Listings	32	64	+ 100.0%	121	171	+ 41.3%
Days on Market Until Sale	8	65	+ 712.5%	12	43	+ 258.3%
Median Sales Price*	\$288,000	\$307,750	+ 6.9%	\$285,000	\$301,685	+ 5.9%
Average Sales Price*	\$306,870	\$320,979	+ 4.6%	\$299,597	\$313,619	+ 4.7%
Percent of List Price Received*	101.4%	100.1%	- 1.3%	101.1%	99.6%	- 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

