

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

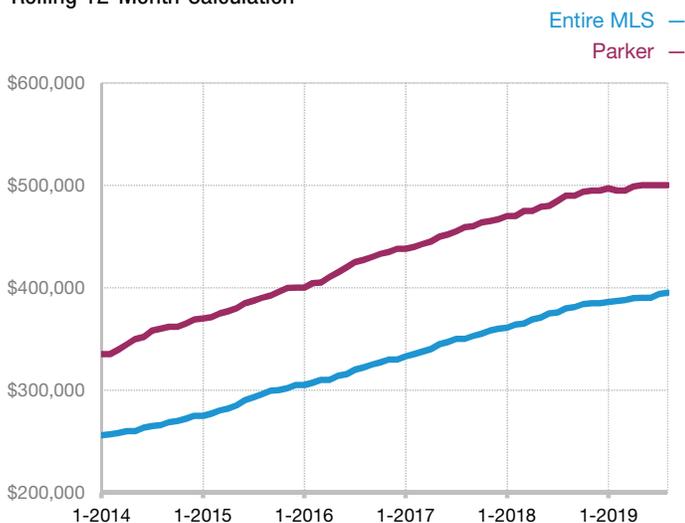
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	490	352	- 28.2%	--	--	--
Under Contract	193	220	+ 14.0%	1,536	1,587	+ 3.3%
New Listings	237	220	- 7.2%	1,979	1,970	- 0.5%
Sold Listings	230	228	- 0.9%	1,456	1,447	- 0.6%
Days on Market Until Sale	27	38	+ 40.7%	27	35	+ 29.6%
Median Sales Price*	\$500,000	\$499,500	- 0.1%	\$499,900	\$505,000	+ 1.0%
Average Sales Price*	\$554,294	\$548,731	- 1.0%	\$549,054	\$561,003	+ 2.2%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.8%	99.3%	- 0.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	99	77	- 22.2%	--	--	--
Under Contract	36	46	+ 27.8%	264	304	+ 15.2%
New Listings	52	44	- 15.4%	311	366	+ 17.7%
Sold Listings	50	25	- 50.0%	239	272	+ 13.8%
Days on Market Until Sale	17	23	+ 35.3%	16	39	+ 143.8%
Median Sales Price*	\$280,000	\$285,000	+ 1.8%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$285,726	\$306,324	+ 7.2%	\$299,087	\$313,475	+ 4.8%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	100.9%	99.5%	- 1.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

