

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

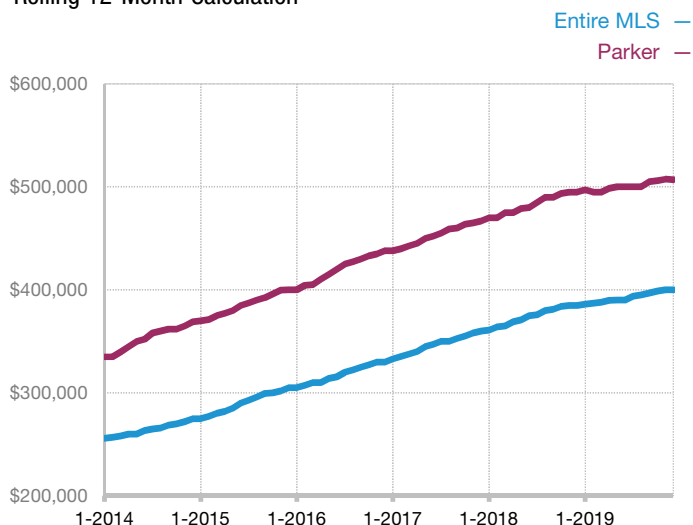
Single Family	December			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	313	223	- 28.8%	--	--	--
Under Contract	107	107	0.0%	2,064	2,151	+ 4.2%
New Listings	67	92	+ 37.3%	2,485	2,561	+ 3.1%
Sold Listings	115	143	+ 24.3%	2,054	2,140	+ 4.2%
Days on Market Until Sale	54	56	+ 3.7%	31	38	+ 22.6%
Median Sales Price*	\$505,000	\$489,900	- 3.0%	\$495,000	\$507,000	+ 2.4%
Average Sales Price*	\$548,359	\$552,566	+ 0.8%	\$546,706	\$557,380	+ 2.0%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	99.5%	99.2%	- 0.3%

* 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	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	89	66	- 25.8%	--	--	--
Under Contract	16	26	+ 62.5%	354	424	+ 19.8%
New Listings	11	17	+ 54.5%	413	515	+ 24.7%
Sold Listings	15	24	+ 60.0%	378	403	+ 6.6%
Days on Market Until Sale	32	30	- 6.3%	23	40	+ 73.9%
Median Sales Price*	\$275,000	\$334,250	+ 21.5%	\$286,950	\$301,685	+ 5.1%
Average Sales Price*	\$276,666	\$333,210	+ 20.4%	\$302,301	\$316,696	+ 4.8%
Percent of List Price Received*	97.6%	98.3%	+ 0.7%	100.9%	99.4%	- 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

