

Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

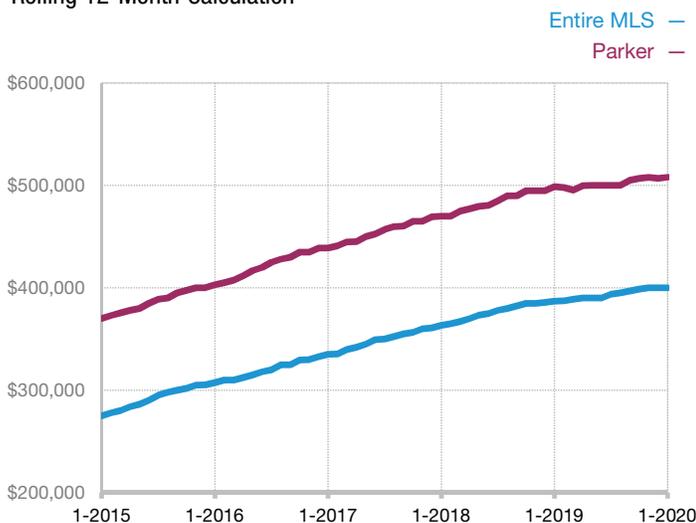
Single Family	January			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	261	201	- 23.0%	--	--	--
Under Contract	135	165	+ 22.2%	135	165	+ 22.2%
New Listings	148	166	+ 12.2%	148	166	+ 12.2%
Sold Listings	102	111	+ 8.8%	102	111	+ 8.8%
Days on Market Until Sale	60	51	- 15.0%	60	51	- 15.0%
Median Sales Price*	\$502,500	\$511,000	+ 1.7%	\$502,500	\$511,000	+ 1.7%
Average Sales Price*	\$548,544	\$561,274	+ 2.3%	\$548,544	\$561,274	+ 2.3%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.6%	98.8%	+ 0.2%

* 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		
	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	82	58	- 29.3%	--	--	--
Under Contract	39	47	+ 20.5%	39	47	+ 20.5%
New Listings	40	43	+ 7.5%	40	43	+ 7.5%
Sold Listings	22	16	- 27.3%	22	16	- 27.3%
Days on Market Until Sale	59	66	+ 11.9%	59	66	+ 11.9%
Median Sales Price*	\$322,500	\$305,000	- 5.4%	\$322,500	\$305,000	- 5.4%
Average Sales Price*	\$333,726	\$325,378	- 2.5%	\$333,726	\$325,378	- 2.5%
Percent of List Price Received*	100.2%	101.0%	+ 0.8%	100.2%	101.0%	+ 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

