

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

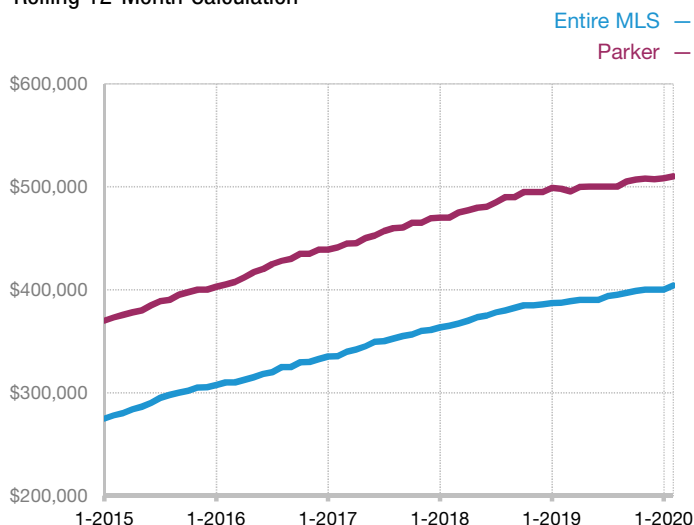
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	267	198	- 25.8%	--	--	--
Under Contract	141	166	+ 17.7%	276	330	+ 19.6%
New Listings	175	177	+ 1.1%	323	343	+ 6.2%
Sold Listings	114	116	+ 1.8%	216	227	+ 5.1%
Days on Market Until Sale	55	43	- 21.8%	57	47	- 17.5%
Median Sales Price*	\$489,950	\$519,500	+ 6.0%	\$494,995	\$515,000	+ 4.0%
Average Sales Price*	\$534,693	\$577,551	+ 8.0%	\$541,234	\$569,592	+ 5.2%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.8%	98.8%	0.0%

\* 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	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	88	57	- 35.2%	--	--	--
Under Contract	31	57	+ 83.9%	70	104	+ 48.6%
New Listings	38	61	+ 60.5%	78	104	+ 33.3%
Sold Listings	20	37	+ 85.0%	42	53	+ 26.2%
Days on Market Until Sale	24	38	+ 58.3%	42	46	+ 9.5%
Median Sales Price*	\$294,950	\$298,000	+ 1.0%	\$305,000	\$300,000	- 1.6%
Average Sales Price*	\$308,138	\$324,319	+ 5.3%	\$321,541	\$324,639	+ 1.0%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	99.5%	99.8%	+ 0.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

