

# Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

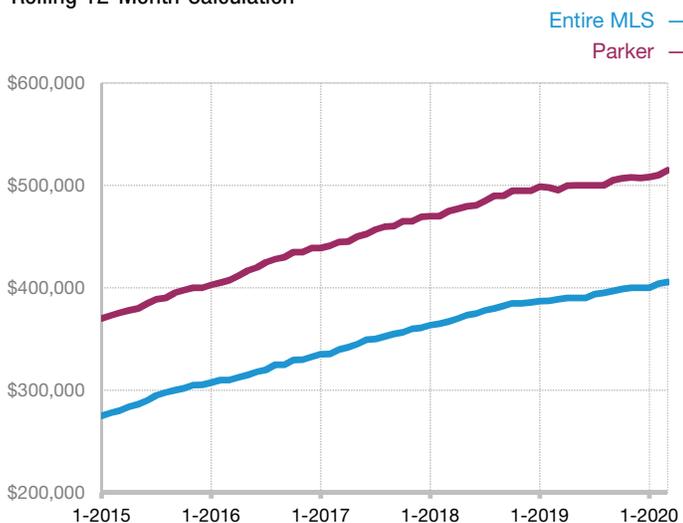
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	298	<b>224</b>	- 24.8%	--	--	--
Under Contract	176	<b>175</b>	- 0.6%	452	<b>489</b>	+ 8.2%
New Listings	231	<b>227</b>	- 1.7%	554	<b>570</b>	+ 2.9%
Sold Listings	147	<b>150</b>	+ 2.0%	363	<b>381</b>	+ 5.0%
Days on Market Until Sale	36	<b>30</b>	- 16.7%	49	<b>40</b>	- 18.4%
Median Sales Price*	\$490,000	<b>\$539,500</b>	+ 10.1%	\$493,000	<b>\$520,000</b>	+ 5.5%
Average Sales Price*	\$529,734	<b>\$600,583</b>	+ 13.4%	\$536,577	<b>\$580,349</b>	+ 8.2%
Percent of List Price Received*	99.6%	<b>99.7%</b>	+ 0.1%	99.1%	<b>99.2%</b>	+ 0.1%

\* 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	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	93	<b>64</b>	- 31.2%	--	--	--
Under Contract	44	<b>45</b>	+ 2.3%	114	<b>143</b>	+ 25.4%
New Listings	51	<b>49</b>	- 3.9%	129	<b>153</b>	+ 18.6%
Sold Listings	33	<b>44</b>	+ 33.3%	75	<b>100</b>	+ 33.3%
Days on Market Until Sale	24	<b>43</b>	+ 79.2%	34	<b>44</b>	+ 29.4%
Median Sales Price*	\$300,000	<b>\$317,500</b>	+ 5.8%	\$305,000	<b>\$307,000</b>	+ 0.7%
Average Sales Price*	\$300,316	<b>\$323,522</b>	+ 7.7%	\$312,202	<b>\$326,047</b>	+ 4.4%
Percent of List Price Received*	99.1%	<b>100.4%</b>	+ 1.3%	99.3%	<b>100.1%</b>	+ 0.8%

\* 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

