

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

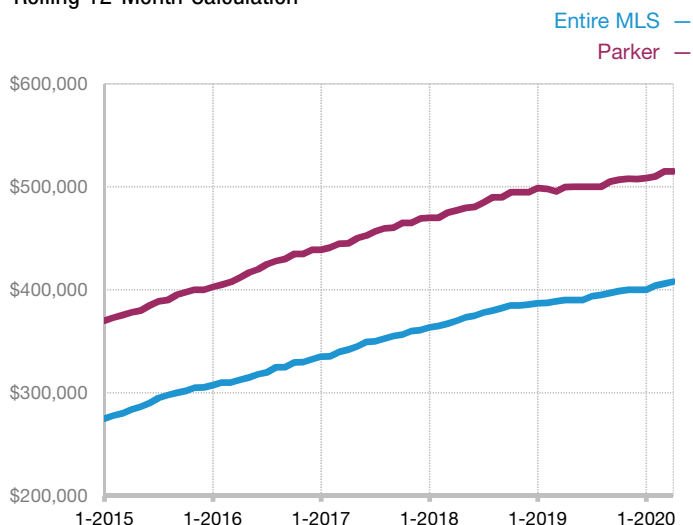
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	360	286	- 20.6%	--	--	--
Under Contract	227	137	- 39.6%	679	610	- 10.2%
New Listings	309	199	- 35.6%	863	769	- 10.9%
Sold Listings	166	151	- 9.0%	529	533	+ 0.8%
Days on Market Until Sale	30	29	- 3.3%	43	37	- 14.0%
Median Sales Price*	\$523,650	\$530,000	+ 1.2%	\$500,000	\$525,000	+ 5.0%
Average Sales Price*	\$580,837	\$577,239	- 0.6%	\$550,466	\$579,380	+ 5.3%
Percent of List Price Received*	99.5%	99.7%	+ 0.2%	99.3%	99.3%	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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	84	64	- 23.8%	--	--	--
Under Contract	40	31	- 22.5%	154	167	+ 8.4%
New Listings	35	28	- 20.0%	164	181	+ 10.4%
Sold Listings	39	27	- 30.8%	114	135	+ 18.4%
Days on Market Until Sale	24	28	+ 16.7%	31	41	+ 32.3%
Median Sales Price*	\$292,000	\$312,000	+ 6.8%	\$300,000	\$308,500	+ 2.8%
Average Sales Price*	\$310,638	\$331,955	+ 6.9%	\$311,667	\$325,984	+ 4.6%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	99.2%	100.1%	+ 0.9%

* 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

