

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

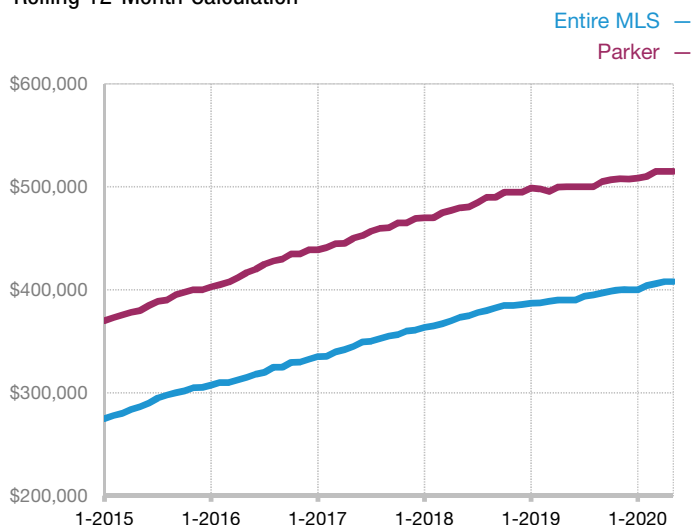
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	436	255	- 41.5%	--	--	--
Under Contract	222	268	+ 20.7%	901	873	- 3.1%
New Listings	333	250	- 24.9%	1,196	1,019	- 14.8%
Sold Listings	222	132	- 40.5%	751	672	- 10.5%
Days on Market Until Sale	28	23	- 17.9%	38	34	- 10.5%
Median Sales Price*	\$518,000	\$516,310	- 0.3%	\$505,000	\$522,250	+ 3.4%
Average Sales Price*	\$569,848	\$577,375	+ 1.3%	\$556,195	\$578,671	+ 4.0%
Percent of List Price Received*	99.4%	99.2%	- 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	74	66	- 10.8%	--	--	--
Under Contract	42	48	+ 14.3%	196	209	+ 6.6%
New Listings	65	47	- 27.7%	229	228	- 0.4%
Sold Listings	65	34	- 47.7%	179	169	- 5.6%
Days on Market Until Sale	67	23	- 65.7%	44	36	- 18.2%
Median Sales Price*	\$308,500	\$309,000	+ 0.2%	\$305,000	\$308,000	+ 1.0%
Average Sales Price*	\$321,233	\$315,094	- 1.9%	\$315,141	\$323,437	+ 2.6%
Percent of List Price Received*	100.1%	100.1%	0.0%	99.5%	100.2%	+ 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

