

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

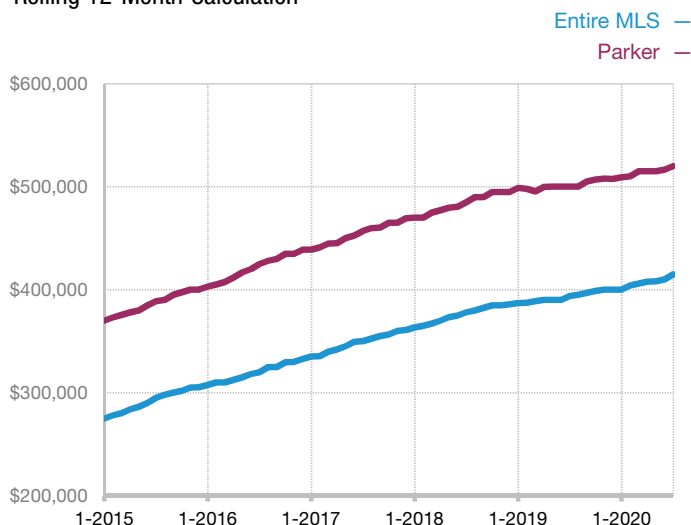
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	448	180	- 59.8%	--	--	--
Under Contract	226	281	+ 24.3%	1,364	1,398	+ 2.5%
New Listings	247	255	+ 3.2%	1,748	1,519	- 13.1%
Sold Listings	236	264	+ 11.9%	1,222	1,195	- 2.2%
Days on Market Until Sale	27	31	+ 14.8%	35	32	- 8.6%
Median Sales Price*	\$518,000	\$530,000	+ 2.3%	\$510,000	\$525,000	+ 2.9%
Average Sales Price*	\$567,585	\$604,640	+ 6.5%	\$563,877	\$583,313	+ 3.4%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	99.3%	99.4%	+ 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	103	46	- 55.3%	--	--	--
Under Contract	26	38	+ 46.2%	255	298	+ 16.9%
New Listings	58	57	- 1.7%	324	326	+ 0.6%
Sold Listings	30	44	+ 46.7%	247	269	+ 8.9%
Days on Market Until Sale	26	32	+ 23.1%	36	34	- 5.6%
Median Sales Price*	\$297,500	\$315,700	+ 6.1%	\$300,000	\$312,000	+ 4.0%
Average Sales Price*	\$313,675	\$329,315	+ 5.0%	\$315,339	\$325,258	+ 3.1%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.5%	100.1%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

