

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

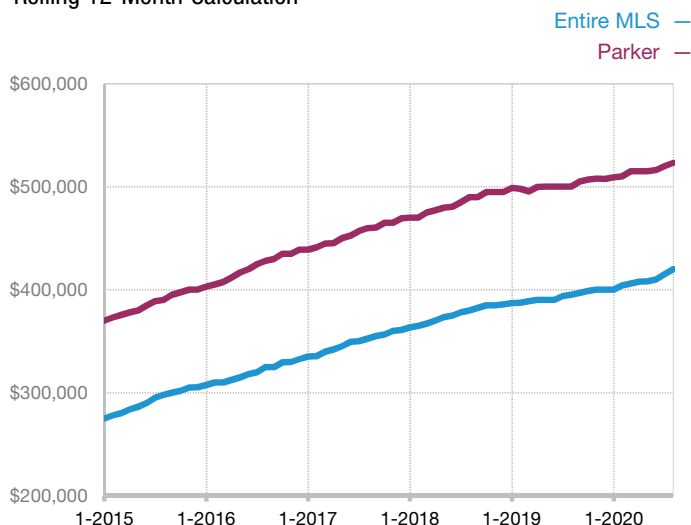
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	421	125	- 70.3%	--	--	--
Under Contract	210	242	+ 15.2%	1,574	1,626	+ 3.3%
New Listings	221	198	- 10.4%	1,969	1,717	- 12.8%
Sold Listings	233	257	+ 10.3%	1,455	1,459	+ 0.3%
Days on Market Until Sale	39	24	- 38.5%	35	31	- 11.4%
Median Sales Price*	\$500,000	\$525,990	+ 5.2%	\$507,500	\$525,000	+ 3.4%
Average Sales Price*	\$548,336	\$589,031	+ 7.4%	\$561,389	\$583,988	+ 4.0%
Percent of List Price Received*	98.9%	99.7%	+ 0.8%	99.3%	99.5%	+ 0.2%

* 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	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	106	27	- 74.5%	--	--	--
Under Contract	43	53	+ 23.3%	298	348	+ 16.8%
New Listings	44	33	- 25.0%	368	360	- 2.2%
Sold Listings	28	33	+ 17.9%	275	303	+ 10.2%
Days on Market Until Sale	23	16	- 30.4%	35	32	- 8.6%
Median Sales Price*	\$290,000	\$331,000	+ 14.1%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$307,771	\$348,305	+ 13.2%	\$314,568	\$327,834	+ 4.2%
Percent of List Price Received*	99.2%	100.1%	+ 0.9%	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

