

# Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

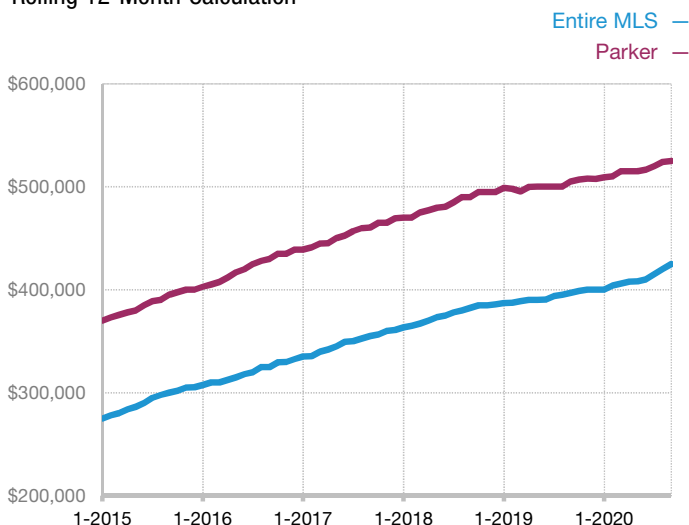
Single Family	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	410	108	- 73.7%	--	--	--
Under Contract	176	206	+ 17.0%	1,750	1,817	+ 3.8%
New Listings	205	187	- 8.8%	2,174	1,904	- 12.4%
Sold Listings	206	217	+ 5.3%	1,661	1,686	+ 1.5%
Days on Market Until Sale	36	24	- 33.3%	35	30	- 14.3%
Median Sales Price*	\$508,700	\$542,000	+ 6.5%	\$507,500	\$528,500	+ 4.1%
Average Sales Price*	\$561,601	\$614,491	+ 9.4%	\$561,415	\$587,868	+ 4.7%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	99.3%	99.6%	+ 0.3%

\* 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	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	115	37	- 67.8%	--	--	--
Under Contract	34	43	+ 26.5%	332	385	+ 16.0%
New Listings	49	53	+ 8.2%	417	413	- 1.0%
Sold Listings	44	50	+ 13.6%	319	354	+ 11.0%
Days on Market Until Sale	37	15	- 59.5%	35	30	- 14.3%
Median Sales Price*	\$312,500	\$325,750	+ 4.2%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$330,221	\$339,098	+ 2.7%	\$316,727	\$329,304	+ 4.0%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	99.6%	100.0%	+ 0.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

