

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

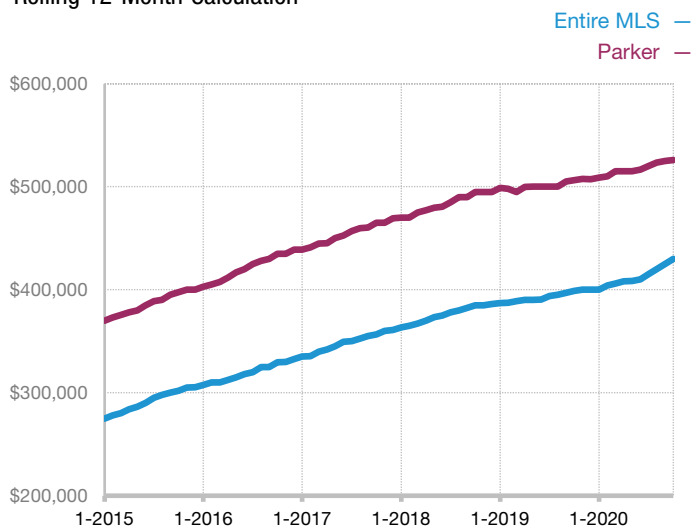
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	365	130	- 64.4%	--	--	--
Under Contract	165	193	+ 17.0%	1,915	1,998	+ 4.3%
New Listings	175	212	+ 21.1%	2,349	2,116	- 9.9%
Sold Listings	191	208	+ 8.9%	1,851	1,903	+ 2.8%
Days on Market Until Sale	40	22	- 45.0%	36	29	- 19.4%
Median Sales Price*	\$515,650	\$570,000	+ 10.5%	\$508,600	\$530,000	+ 4.2%
Average Sales Price*	\$540,591	\$663,119	+ 22.7%	\$559,187	\$595,970	+ 6.6%
Percent of List Price Received*	98.7%	100.4%	+ 1.7%	99.2%	99.6%	+ 0.4%

\* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	115	39	- 66.1%	--	--	--
Under Contract	41	53	+ 29.3%	372	434	+ 16.7%
New Listings	49	47	- 4.1%	466	462	- 0.9%
Sold Listings	34	37	+ 8.8%	353	393	+ 11.3%
Days on Market Until Sale	54	17	- 68.5%	37	29	- 21.6%
Median Sales Price*	\$292,450	\$314,999	+ 7.7%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$307,127	\$322,672	+ 5.1%	\$315,803	\$328,988	+ 4.2%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	99.5%	100.0%	+ 0.5%

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



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

