

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

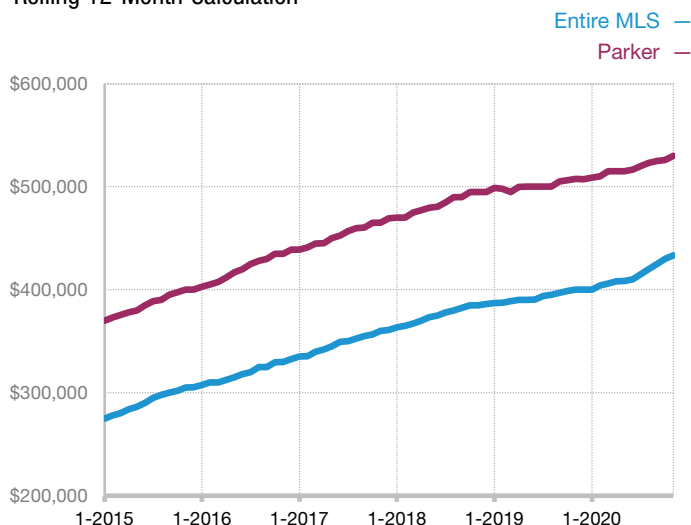
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	325	66	- 79.7%	--	--	--
Under Contract	125	157	+ 25.6%	2,040	2,151	+ 5.4%
New Listings	119	109	- 8.4%	2,468	2,225	- 9.8%
Sold Listings	143	181	+ 26.6%	1,994	2,085	+ 4.6%
Days on Market Until Sale	40	13	- 67.5%	36	28	- 22.2%
Median Sales Price*	\$505,000	\$560,000	+ 10.9%	\$508,000	\$535,000	+ 5.3%
Average Sales Price*	\$542,984	\$629,989	+ 16.0%	\$558,025	\$598,840	+ 7.3%
Percent of List Price Received*	99.0%	100.8%	+ 1.8%	99.2%	99.8%	+ 0.6%

\* 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	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	122	22	- 82.0%	--	--	--
Under Contract	22	46	+ 109.1%	394	479	+ 21.6%
New Listings	34	32	- 5.9%	500	494	- 1.2%
Sold Listings	26	48	+ 84.6%	379	441	+ 16.4%
Days on Market Until Sale	24	38	+ 58.3%	36	30	- 16.7%
Median Sales Price*	\$322,500	\$333,083	+ 3.3%	\$300,000	\$315,000	+ 5.0%
Average Sales Price*	\$326,988	\$351,670	+ 7.5%	\$316,570	\$331,457	+ 4.7%
Percent of List Price Received*	99.0%	101.6%	+ 2.6%	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

