

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

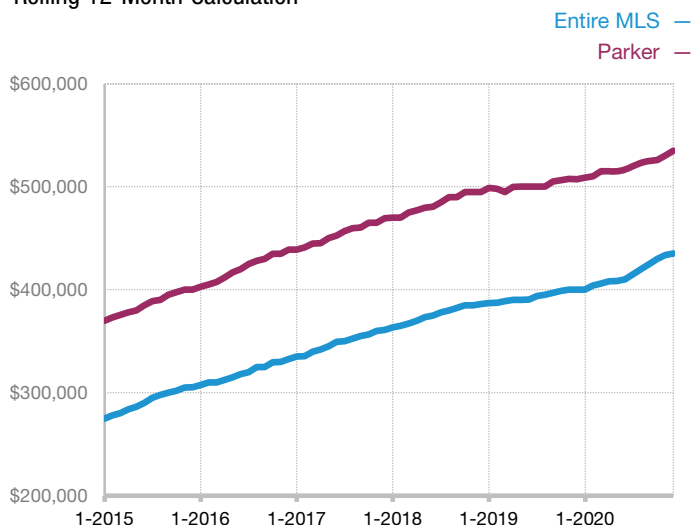
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	260	65	- 75.0%	--	--	--
Under Contract	102	109	+ 6.9%	2,141	2,256	+ 5.4%
New Listings	92	109	+ 18.5%	2,560	2,335	- 8.8%
Sold Listings	147	157	+ 6.8%	2,141	2,247	+ 5.0%
Days on Market Until Sale	55	24	- 56.4%	37	28	- 24.3%
Median Sales Price*	\$495,500	\$575,000	+ 16.0%	\$507,304	\$535,000	+ 5.5%
Average Sales Price*	\$553,444	\$636,016	+ 14.9%	\$557,710	\$601,795	+ 7.9%
Percent of List Price Received*	98.9%	100.6%	+ 1.7%	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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	104	19	- 81.7%	--	--	--
Under Contract	25	33	+ 32.0%	419	508	+ 21.2%
New Listings	17	26	+ 52.9%	517	520	+ 0.6%
Sold Listings	27	51	+ 88.9%	406	495	+ 21.9%
Days on Market Until Sale	29	22	- 24.1%	35	29	- 17.1%
Median Sales Price*	\$349,990	\$337,500	- 3.6%	\$303,000	\$317,500	+ 4.8%
Average Sales Price*	\$346,143	\$369,039	+ 6.6%	\$318,537	\$335,012	+ 5.2%
Percent of List Price Received*	99.7%	100.7%	+ 1.0%	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

