

# Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

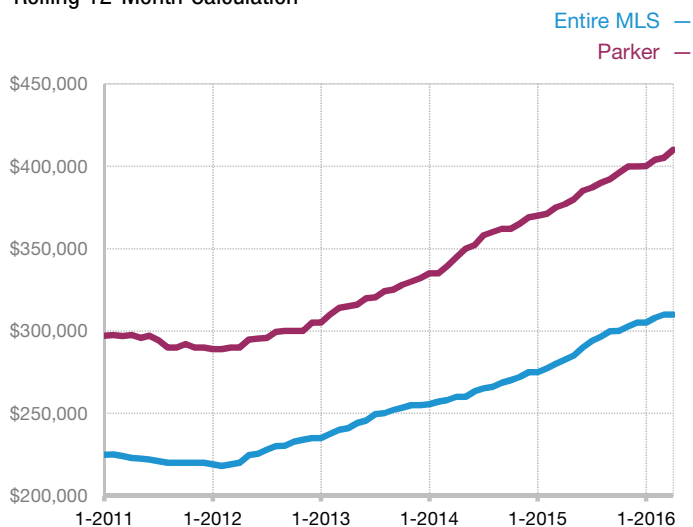
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	313	296	- 5.4%	--	--	--
Under Contract	222	202	- 9.0%	709	661	- 6.8%
New Listings	286	262	- 8.4%	848	808	- 4.7%
Sold Listings	172	172	0.0%	535	520	- 2.8%
Days on Market Until Sale	28	42	+ 50.0%	36	46	+ 27.8%
Median Sales Price*	\$375,250	\$429,975	+ 14.6%	\$385,065	\$430,143	+ 11.7%
Average Sales Price*	\$417,232	\$485,420	+ 16.3%	\$421,330	\$468,042	+ 11.1%
Percent of List Price Received*	100.8%	100.1%	- 0.7%	99.8%	99.6%	- 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	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	23	19	- 17.4%	--	--	--
Under Contract	43	39	- 9.3%	130	112	- 13.8%
New Listings	45	48	+ 6.7%	137	121	- 11.7%
Sold Listings	36	27	- 25.0%	104	90	- 13.5%
Days on Market Until Sale	14	13	- 7.1%	24	15	- 37.5%
Median Sales Price*	\$216,500	\$214,000	- 1.2%	\$200,250	\$216,000	+ 7.9%
Average Sales Price*	\$224,231	\$225,544	+ 0.6%	\$216,329	\$226,250	+ 4.6%
Percent of List Price Received*	102.0%	101.2%	- 0.8%	100.1%	101.4%	+ 1.3%

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



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

