

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

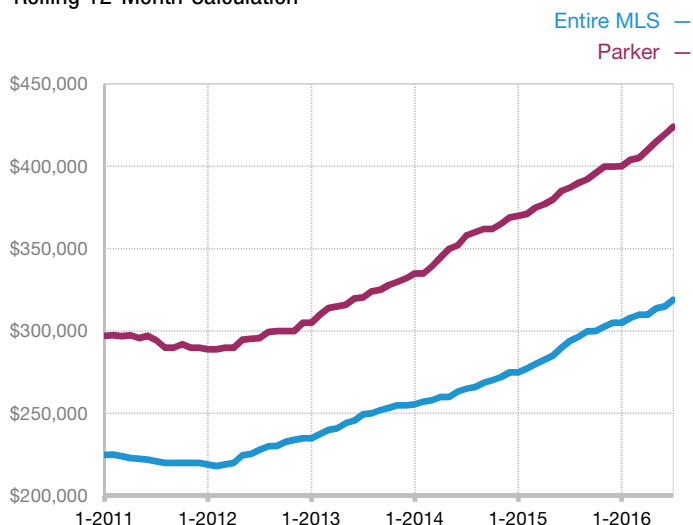
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	419	397	- 5.3%	--	--	--
Under Contract	204	209	+ 2.5%	1,330	1,342	+ 0.9%
New Listings	287	237	- 17.4%	1,656	1,686	+ 1.8%
Sold Listings	230	229	- 0.4%	1,212	1,173	- 3.2%
Days on Market Until Sale	21	23	+ 9.5%	29	34	+ 17.2%
Median Sales Price*	\$400,000	\$440,000	+ 10.0%	\$397,775	\$437,900	+ 10.1%
Average Sales Price*	\$443,443	\$474,469	+ 7.0%	\$433,581	\$472,861	+ 9.1%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	100.1%	99.8%	- 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	29	19	- 34.5%	--	--	--
Under Contract	43	36	- 16.3%	269	221	- 17.8%
New Listings	46	45	- 2.2%	289	235	- 18.7%
Sold Listings	49	32	- 34.7%	247	200	- 19.0%
Days on Market Until Sale	7	10	+ 42.9%	14	12	- 14.3%
Median Sales Price*	\$215,000	\$260,500	+ 21.2%	\$205,000	\$231,300	+ 12.8%
Average Sales Price*	\$215,470	\$268,093	+ 24.4%	\$212,257	\$241,365	+ 13.7%
Percent of List Price Received*	102.0%	101.5%	- 0.5%	101.1%	101.3%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

