

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

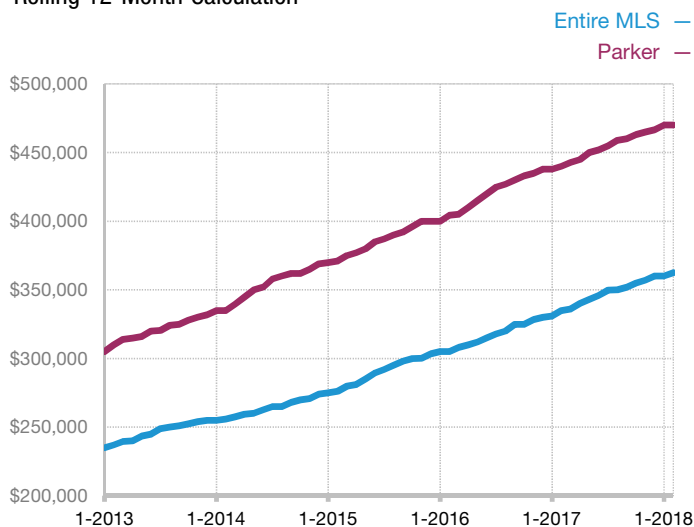
Single Family	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	257	186	- 27.6%	--	--	--
Under Contract	167	164	- 1.8%	326	296	- 9.2%
New Listings	169	183	+ 8.3%	349	339	- 2.9%
Sold Listings	139	100	- 28.1%	240	204	- 15.0%
Days on Market Until Sale	37	34	- 8.1%	40	40	0.0%
Median Sales Price*	\$471,000	\$490,250	+ 4.1%	\$459,450	\$483,679	+ 5.3%
Average Sales Price*	\$507,338	\$519,307	+ 2.4%	\$497,562	\$516,708	+ 3.8%
Percent of List Price Received*	99.4%	100.1%	+ 0.7%	99.0%	99.6%	+ 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	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	9	54	+ 500.0%	--	--	--
Under Contract	23	23	0.0%	41	44	+ 7.3%
New Listings	22	25	+ 13.6%	44	48	+ 9.1%
Sold Listings	14	15	+ 7.1%	33	30	- 9.1%
Days on Market Until Sale	7	12	+ 71.4%	11	16	+ 45.5%
Median Sales Price*	\$252,500	\$287,500	+ 13.9%	\$250,000	\$280,000	+ 12.0%
Average Sales Price*	\$264,591	\$300,065	+ 13.4%	\$259,983	\$289,716	+ 11.4%
Percent of List Price Received*	101.1%	100.5%	- 0.6%	100.3%	100.5%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

