

# Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

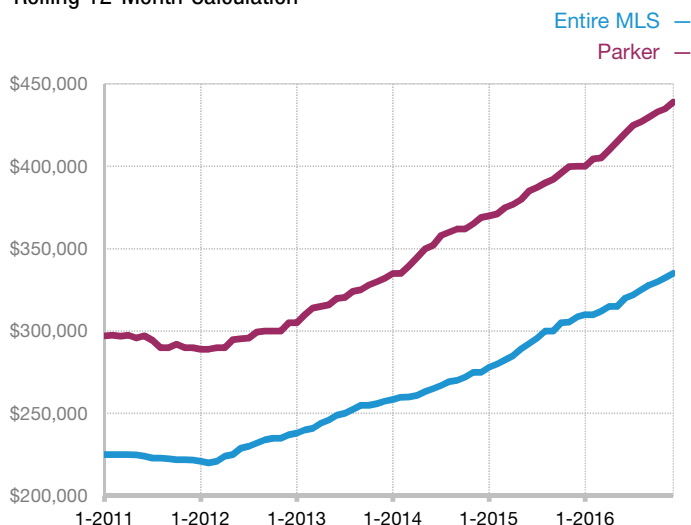
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	312	213	- 31.7%	--	--	--
Under Contract	88	116	+ 31.8%	2,096	2,088	- 0.4%
New Listings	73	79	+ 8.2%	2,496	2,479	- 0.7%
Sold Listings	160	138	- 13.8%	2,071	2,058	- 0.6%
Days on Market Until Sale	34	40	+ 17.6%	30	35	+ 16.7%
Median Sales Price*	\$397,750	\$435,000	+ 9.4%	\$399,950	\$439,000	+ 9.8%
Average Sales Price*	\$440,707	\$481,662	+ 9.3%	\$437,722	\$477,104	+ 9.0%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.7%	99.5%	- 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	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	22	7	- 68.2%	--	--	--
Under Contract	11	14	+ 27.3%	409	347	- 15.2%
New Listings	13	13	0.0%	435	359	- 17.5%
Sold Listings	34	18	- 47.1%	409	348	- 14.9%
Days on Market Until Sale	12	6	- 50.0%	13	12	- 7.7%
Median Sales Price*	\$216,000	\$232,500	+ 7.6%	\$215,000	\$235,000	+ 9.3%
Average Sales Price*	\$229,455	\$231,067	+ 0.7%	\$217,888	\$242,672	+ 11.4%
Percent of List Price Received*	100.1%	101.6%	+ 1.5%	100.8%	100.9%	+ 0.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

