

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

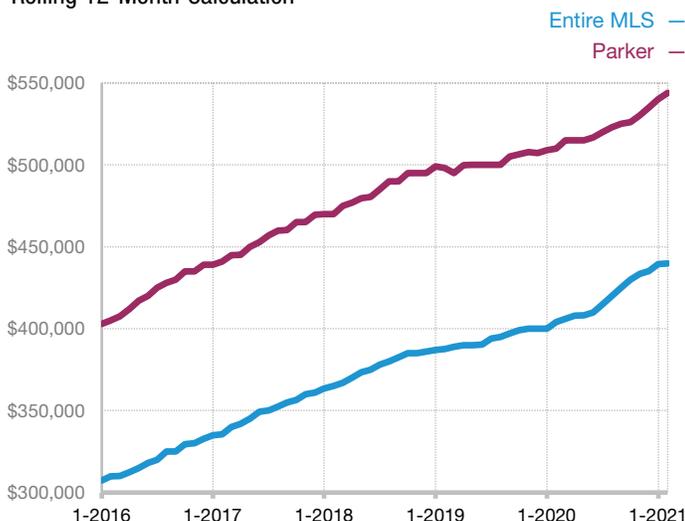
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	258	55	- 78.7%	--	--	--
Under Contract	149	171	+ 14.8%	307	310	+ 1.0%
New Listings	178	150	- 15.7%	344	296	- 14.0%
Sold Listings	121	113	- 6.6%	234	209	- 10.7%
Days on Market Until Sale	43	15	- 65.1%	47	21	- 55.3%
Median Sales Price*	\$515,000	\$580,000	+ 12.6%	\$515,000	\$582,500	+ 13.1%
Average Sales Price*	\$572,429	\$647,079	+ 13.0%	\$566,801	\$664,156	+ 17.2%
Percent of List Price Received*	98.9%	102.6%	+ 3.7%	98.9%	101.7%	+ 2.8%

* 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		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	103	12	- 88.3%	--	--	--
Under Contract	51	30	- 41.2%	93	78	- 16.1%
New Listings	61	27	- 55.7%	104	68	- 34.6%
Sold Listings	41	36	- 12.2%	57	66	+ 15.8%
Days on Market Until Sale	35	23	- 34.3%	44	33	- 25.0%
Median Sales Price*	\$298,000	\$357,450	+ 19.9%	\$300,000	\$356,375	+ 18.8%
Average Sales Price*	\$327,134	\$374,585	+ 14.5%	\$326,641	\$375,673	+ 15.0%
Percent of List Price Received*	99.3%	103.0%	+ 3.7%	99.8%	102.4%	+ 2.6%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

