

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

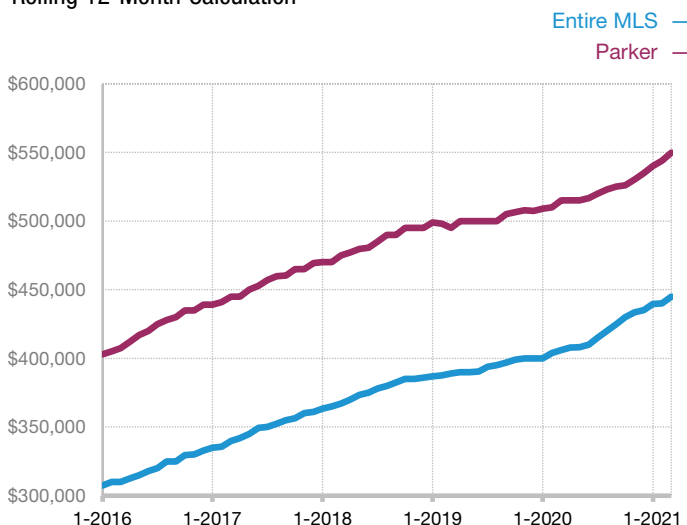
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	292	60	- 79.5%	--	--	--
Under Contract	161	237	+ 47.2%	468	543	+ 16.0%
New Listings	227	238	+ 4.8%	571	534	- 6.5%
Sold Listings	152	182	+ 19.7%	386	392	+ 1.6%
Days on Market Until Sale	30	18	- 40.0%	41	20	- 51.2%
Median Sales Price*	\$539,500	\$631,000	+ 17.0%	\$521,000	\$610,000	+ 17.1%
Average Sales Price*	\$599,983	\$744,562	+ 24.1%	\$579,867	\$701,770	+ 21.0%
Percent of List Price Received*	99.6%	103.5%	+ 3.9%	99.2%	102.6%	+ 3.4%

* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	111	9	- 91.9%	--	--	--
Under Contract	39	39	0.0%	132	117	- 11.4%
New Listings	51	40	- 21.6%	155	108	- 30.3%
Sold Listings	51	31	- 39.2%	108	102	- 5.6%
Days on Market Until Sale	39	7	- 82.1%	42	26	- 38.1%
Median Sales Price*	\$310,000	\$346,000	+ 11.6%	\$305,000	\$348,500	+ 14.3%
Average Sales Price*	\$320,908	\$354,072	+ 10.3%	\$323,934	\$363,159	+ 12.1%
Percent of List Price Received*	100.8%	103.7%	+ 2.9%	100.3%	102.8%	+ 2.5%

* 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

