

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

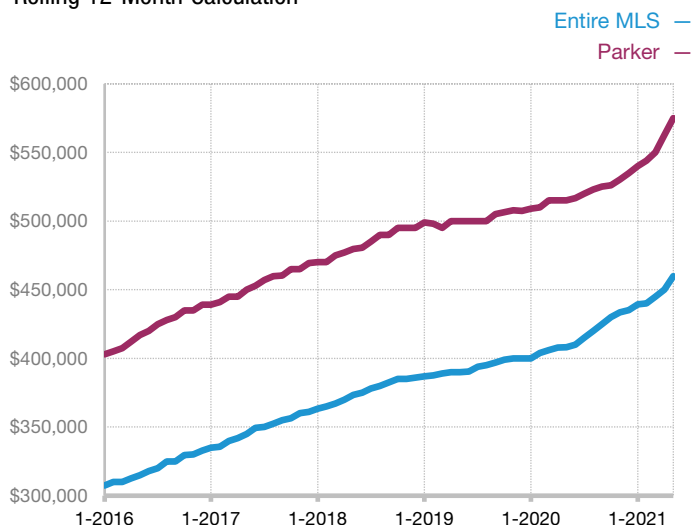
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	323	71	- 78.0%	--	--	--
Under Contract	247	270	+ 9.3%	848	1,009	+ 19.0%
New Listings	251	239	- 4.8%	1,021	1,029	+ 0.8%
Sold Listings	139	219	+ 57.6%	683	818	+ 19.8%
Days on Market Until Sale	27	7	- 74.1%	35	14	- 60.0%
Median Sales Price*	\$514,165	\$650,000	+ 26.4%	\$520,000	\$627,885	+ 20.7%
Average Sales Price*	\$577,030	\$721,747	+ 25.1%	\$578,465	\$711,891	+ 23.1%
Percent of List Price Received*	99.1%	105.8%	+ 6.8%	99.2%	103.9%	+ 4.7%

* 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	106	8	- 92.5%	--	--	--
Under Contract	48	48	0.0%	208	191	- 8.2%
New Listings	47	41	- 12.8%	233	179	- 23.2%
Sold Listings	45	35	- 22.2%	181	171	- 5.5%
Days on Market Until Sale	22	12	- 45.5%	35	20	- 42.9%
Median Sales Price*	\$310,000	\$390,000	+ 25.8%	\$308,000	\$364,990	+ 18.5%
Average Sales Price*	\$317,861	\$409,310	+ 28.8%	\$323,372	\$375,577	+ 16.1%
Percent of List Price Received*	100.5%	103.3%	+ 2.8%	100.3%	103.3%	+ 3.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

