

# Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

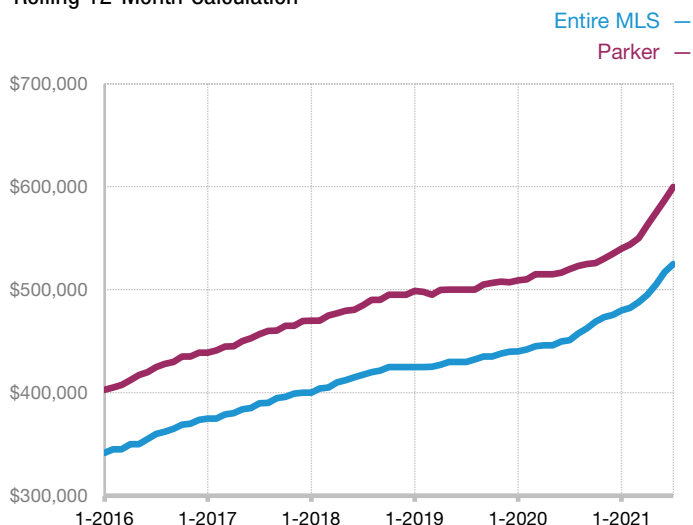
| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2020      | 2021      | Percent Change from Previous Year | Thru 07-2020 | Thru 07-2021 | Percent Change from Previous Year |
| Inventory of Active Listings    | 246       | 155       | - 37.0%                           | --           | --           | --                                |
| Under Contract                  | 264       | 218       | - 17.4%                           | 1,379        | 1,451        | + 5.2%                            |
| New Listings                    | 256       | 279       | + 9.0%                            | 1,522        | 1,585        | + 4.1%                            |
| Sold Listings                   | 270       | 222       | - 17.8%                           | 1,203        | 1,298        | + 7.9%                            |
| Days on Market Until Sale       | 30        | 9         | - 70.0%                           | 32           | 12           | - 62.5%                           |
| Median Sales Price*             | \$530,000 | \$659,000 | + 24.3%                           | \$525,000    | \$635,250    | + 21.0%                           |
| Average Sales Price*            | \$602,839 | \$746,753 | + 23.9%                           | \$583,100    | \$728,574    | + 24.9%                           |
| Percent of List Price Received* | 99.9%     | 104.3%    | + 4.4%                            | 99.4%        | 104.2%       | + 4.8%                            |

\* 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                 | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2020      | 2021      | Percent Change from Previous Year | Thru 07-2020 | Thru 07-2021 | Percent Change from Previous Year |
| Inventory of Active Listings    | 106       | 15        | - 85.8%                           | --           | --           | --                                |
| Under Contract                  | 36        | 48        | + 33.3%                           | 294          | 281          | - 4.4%                            |
| New Listings                    | 58        | 49        | - 15.5%                           | 329          | 279          | - 15.2%                           |
| Sold Listings                   | 45        | 50        | + 11.1%                           | 271          | 268          | - 1.1%                            |
| Days on Market Until Sale       | 31        | 7         | - 77.4%                           | 34           | 18           | - 47.1%                           |
| Median Sales Price*             | \$316,500 | \$380,750 | + 20.3%                           | \$312,500    | \$375,000    | + 20.0%                           |
| Average Sales Price*            | \$329,664 | \$398,541 | + 20.9%                           | \$326,161    | \$384,383    | + 17.9%                           |
| Percent of List Price Received* | 99.8%     | 104.4%    | + 4.6%                            | 100.1%       | 104.0%       | + 3.9%                            |

\* 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

