

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

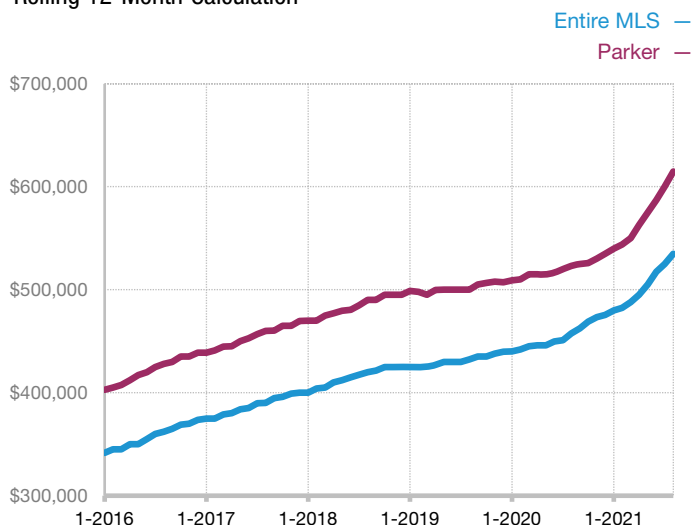
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	195	112	- 42.6%	--	--	--
Under Contract	228	241	+ 5.7%	1,607	1,683	+ 4.7%
New Listings	198	202	+ 2.0%	1,720	1,787	+ 3.9%
Sold Listings	268	229	- 14.6%	1,471	1,528	+ 3.9%
Days on Market Until Sale	27	9	- 66.7%	31	12	- 61.3%
Median Sales Price*	\$525,495	\$657,000	+ 25.0%	\$525,000	\$640,000	+ 21.9%
Average Sales Price*	\$587,391	\$717,214	+ 22.1%	\$583,882	\$726,740	+ 24.5%
Percent of List Price Received*	99.7%	102.8%	+ 3.1%	99.5%	104.0%	+ 4.5%

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	57	9	- 84.2%	--	--	--
Under Contract	48	41	- 14.6%	342	319	- 6.7%
New Listings	33	35	+ 6.1%	362	314	- 13.3%
Sold Listings	34	42	+ 23.5%	305	312	+ 2.3%
Days on Market Until Sale	16	9	- 43.8%	32	16	- 50.0%
Median Sales Price*	\$330,500	\$366,000	+ 10.7%	\$315,000	\$375,000	+ 19.0%
Average Sales Price*	\$346,443	\$386,256	+ 11.5%	\$328,422	\$384,129	+ 17.0%
Percent of List Price Received*	100.1%	103.1%	+ 3.0%	100.1%	103.9%	+ 3.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

