

# Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

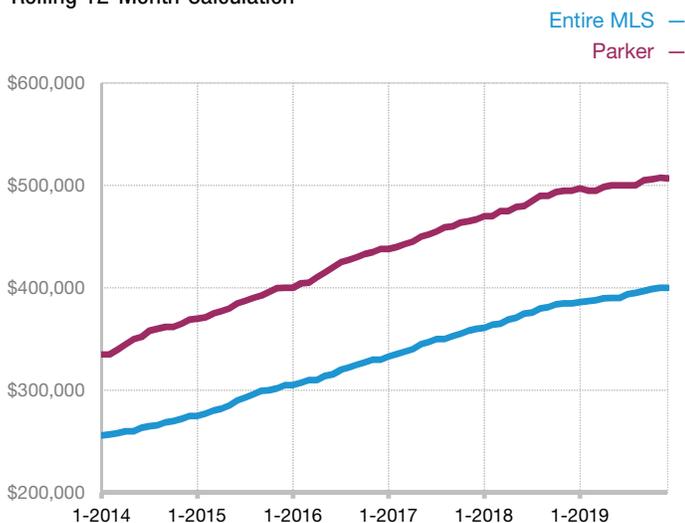
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	313	<b>223</b>	- 28.8%	--	--	--
Under Contract	107	<b>107</b>	0.0%	2,064	<b>2,151</b>	+ 4.2%
New Listings	67	<b>92</b>	+ 37.3%	2,485	<b>2,561</b>	+ 3.1%
Sold Listings	115	<b>143</b>	+ 24.3%	2,054	<b>2,140</b>	+ 4.2%
Days on Market Until Sale	54	<b>56</b>	+ 3.7%	31	<b>38</b>	+ 22.6%
Median Sales Price*	\$505,000	<b>\$489,900</b>	- 3.0%	\$495,000	<b>\$507,000</b>	+ 2.4%
Average Sales Price*	\$548,359	<b>\$552,566</b>	+ 0.8%	\$546,706	<b>\$557,380</b>	+ 2.0%
Percent of List Price Received*	98.6%	<b>98.8%</b>	+ 0.2%	99.5%	<b>99.2%</b>	- 0.3%

\* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	89	<b>66</b>	- 25.8%	--	--	--
Under Contract	16	<b>26</b>	+ 62.5%	354	<b>424</b>	+ 19.8%
New Listings	11	<b>17</b>	+ 54.5%	413	<b>515</b>	+ 24.7%
Sold Listings	15	<b>24</b>	+ 60.0%	378	<b>403</b>	+ 6.6%
Days on Market Until Sale	32	<b>30</b>	- 6.3%	23	<b>40</b>	+ 73.9%
Median Sales Price*	\$275,000	<b>\$334,250</b>	+ 21.5%	\$286,950	<b>\$301,685</b>	+ 5.1%
Average Sales Price*	\$276,666	<b>\$333,210</b>	+ 20.4%	\$302,301	<b>\$316,696</b>	+ 4.8%
Percent of List Price Received*	97.6%	<b>98.3%</b>	+ 0.7%	100.9%	<b>99.4%</b>	- 1.5%

\* 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

