

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

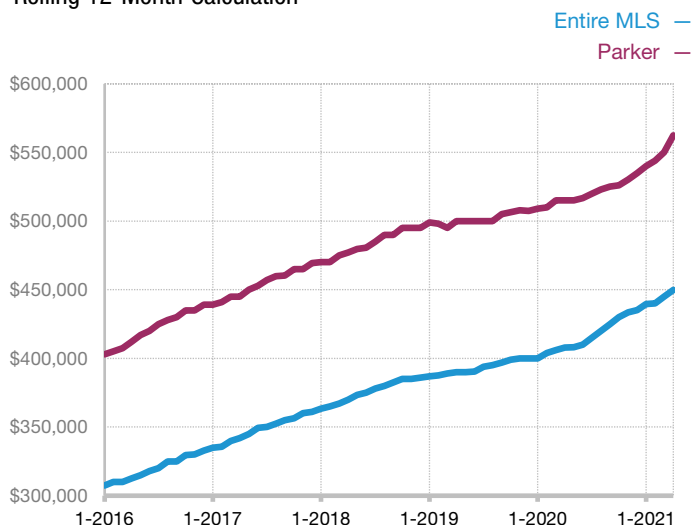
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	342	104	- 69.6%	--	--	--
Under Contract	133	210	+ 57.9%	601	749	+ 24.6%
New Listings	199	256	+ 28.6%	770	790	+ 2.6%
Sold Listings	158	202	+ 27.8%	544	596	+ 9.6%
Days on Market Until Sale	30	10	- 66.7%	37	17	- 54.1%
Median Sales Price*	\$530,000	\$640,000	+ 20.8%	\$525,000	\$618,475	+ 17.8%
Average Sales Price*	\$576,303	\$722,193	+ 25.3%	\$578,832	\$708,074	+ 22.3%
Percent of List Price Received*	99.6%	104.4%	+ 4.8%	99.3%	103.2%	+ 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.

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	109	11	- 89.9%	--	--	--
Under Contract	28	29	+ 3.6%	160	146	- 8.8%
New Listings	31	30	- 3.2%	186	138	- 25.8%
Sold Listings	28	29	+ 3.6%	136	136	0.0%
Days on Market Until Sale	29	8	- 72.4%	39	22	- 43.6%
Median Sales Price*	\$311,250	\$376,470	+ 21.0%	\$306,000	\$350,000	+ 14.4%
Average Sales Price*	\$330,064	\$381,010	+ 15.4%	\$325,196	\$366,896	+ 12.8%
Percent of List Price Received*	99.9%	104.7%	+ 4.8%	100.2%	103.3%	+ 3.1%

\* 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

