

# Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

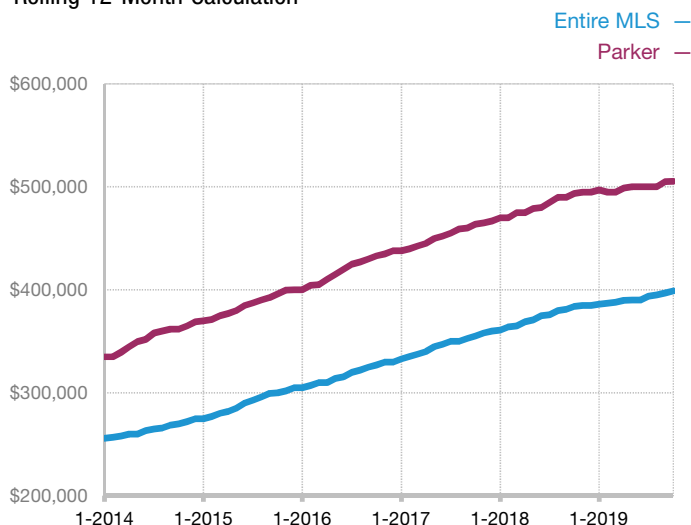
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	444	305	- 31.3%	--	--	--
Under Contract	142	175	+ 23.2%	1,841	1,930	+ 4.8%
New Listings	168	175	+ 4.2%	2,317	2,350	+ 1.4%
Sold Listings	167	182	+ 9.0%	1,792	1,839	+ 2.6%
Days on Market Until Sale	41	40	- 2.4%	29	36	+ 24.1%
Median Sales Price*	\$489,900	\$515,000	+ 5.1%	\$495,000	\$508,000	+ 2.6%
Average Sales Price*	\$549,059	\$542,401	- 1.2%	\$545,399	\$559,284	+ 2.5%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	99.7%	99.2%	- 0.5%

\* 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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	96	74	- 22.9%	--	--	--
Under Contract	22	46	+ 109.1%	319	380	+ 19.1%
New Listings	31	49	+ 58.1%	372	464	+ 24.7%
Sold Listings	57	34	- 40.4%	340	353	+ 3.8%
Days on Market Until Sale	32	54	+ 68.8%	22	42	+ 90.9%
Median Sales Price*	\$288,000	\$292,450	+ 1.5%	\$287,250	\$300,000	+ 4.4%
Average Sales Price*	\$306,526	\$307,127	+ 0.2%	\$302,921	\$315,286	+ 4.1%
Percent of List Price Received*	102.0%	99.1%	- 2.8%	101.0%	99.5%	- 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

