

# Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

RE/MAX ALLIANCE Compliments of: **ANTHONY RAE / 303.520.3179**  

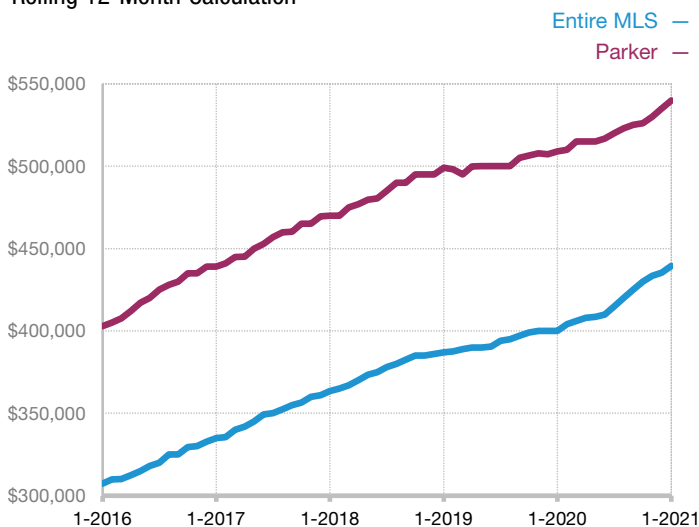
Single Family	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	243	75	- 69.1%	--	--	--
Under Contract	158	141	- 10.8%	158	141	- 10.8%
New Listings	166	146	- 12.0%	166	146	- 12.0%
Sold Listings	113	95	- 15.9%	113	95	- 15.9%
Days on Market Until Sale	52	28	- 46.2%	52	28	- 46.2%
Median Sales Price*	\$511,000	\$585,000	+ 14.5%	\$511,000	\$585,000	+ 14.5%
Average Sales Price*	\$560,774	\$677,512	+ 20.8%	\$560,774	\$677,512	+ 20.8%
Percent of List Price Received*	98.8%	100.7%	+ 1.9%	98.8%	100.7%	+ 1.9%

\* 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	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	97	13	- 86.6%	--	--	--
Under Contract	42	50	+ 19.0%	42	50	+ 19.0%
New Listings	43	41	- 4.7%	43	41	- 4.7%
Sold Listings	16	29	+ 81.3%	16	29	+ 81.3%
Days on Market Until Sale	66	41	- 37.9%	66	41	- 37.9%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$305,000	\$350,000	+ 14.8%
Average Sales Price*	\$325,378	\$373,944	+ 14.9%	\$325,378	\$373,944	+ 14.9%
Percent of List Price Received*	101.0%	101.8%	+ 0.8%	101.0%	101.8%	+ 0.8%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

