

# Local Market Update for March 2017

A Research Tool Provided by the Colorado Association of REALTORS®



## Parachute

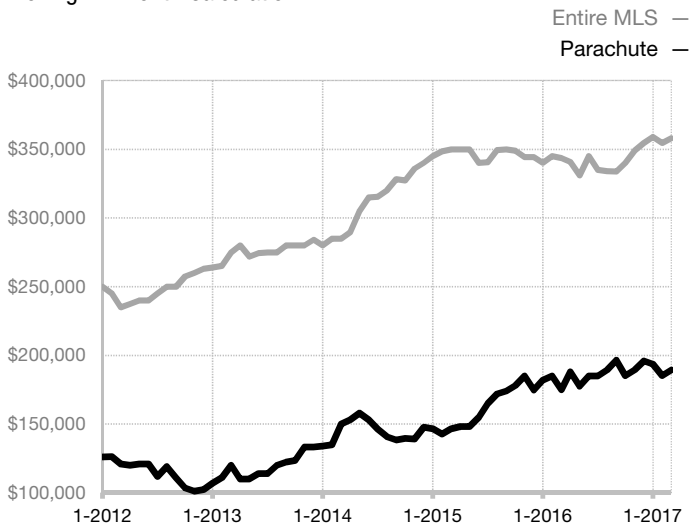
| Single Family                   | March     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2016      | 2017             | Percent Change from Previous Year | Thru 03-2016 | Thru 03-2017     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 17        | 15               | - 11.8%                           | 35           | 28               | - 20.0%                           |
| Sold Listings                   | 4         | 3                | - 25.0%                           | 12           | 11               | - 8.3%                            |
| Median Sales Price*             | \$156,250 | <b>\$135,000</b> | - 13.6%                           | \$192,450    | <b>\$152,000</b> | - 21.0%                           |
| Average Sales Price*            | \$166,500 | <b>\$162,333</b> | - 2.5%                            | \$204,317    | <b>\$164,273</b> | - 19.6%                           |
| Percent of List Price Received* | 98.2%     | <b>99.5%</b>     | + 1.3%                            | 99.1%        | <b>97.4%</b>     | - 1.7%                            |
| Days on Market Until Sale       | 71        | <b>173</b>       | + 143.7%                          | 58           | <b>102</b>       | + 75.9%                           |
| Inventory of Homes for Sale     | 39        | <b>33</b>        | - 15.4%                           | --           | --               | --                                |
| Months Supply of Inventory      | 5.8       | <b>4.1</b>       | - 29.3%                           | --           | --               | --                                |

\* 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                 | March     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2016      | 2017             | Percent Change from Previous Year | Thru 03-2016 | Thru 03-2017     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 2         | 3                | + 50.0%                           | 2            | 7                | + 250.0%                          |
| Sold Listings                   | 1         | 3                | + 200.0%                          | 1            | 7                | + 600.0%                          |
| Median Sales Price*             | \$106,000 | <b>\$132,700</b> | + 25.2%                           | \$106,000    | <b>\$107,500</b> | + 1.4%                            |
| Average Sales Price*            | \$106,000 | <b>\$141,233</b> | + 33.2%                           | \$106,000    | <b>\$119,029</b> | + 12.3%                           |
| Percent of List Price Received* | 92.2%     | <b>99.7%</b>     | + 8.1%                            | 92.2%        | <b>96.7%</b>     | + 4.9%                            |
| Days on Market Until Sale       | 63        | 4                | - 93.7%                           | 63           | 34               | - 46.0%                           |
| Inventory of Homes for Sale     | 3         | 10               | + 233.3%                          | --           | --               | --                                |
| Months Supply of Inventory      | 1.7       | <b>4.7</b>       | + 176.5%                          | --           | --               | --                                |

\* 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

