

# Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Parachute

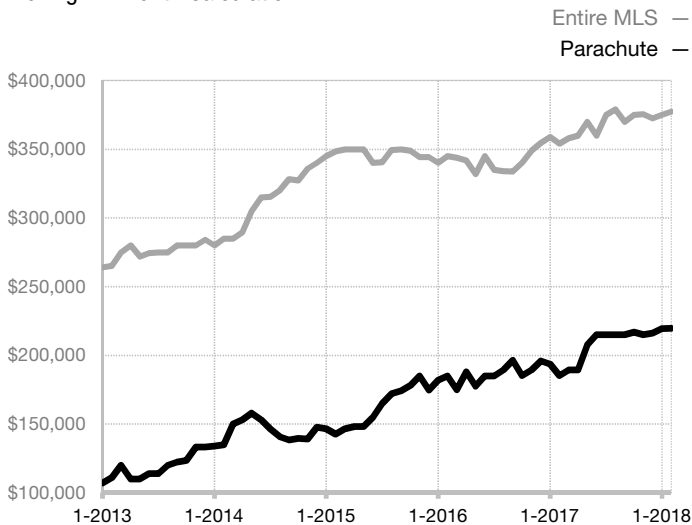
Single Family Key Metrics	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
New Listings	8	7	- 12.5%	12	17	+ 41.7%
Sold Listings	2	11	+ 450.0%	8	18	+ 125.0%
Median Sales Price*	\$193,500	<b>\$225,000</b>	+ 16.3%	\$167,000	<b>\$216,000</b>	+ 29.3%
Average Sales Price*	\$193,500	<b>\$231,436</b>	+ 19.6%	\$165,000	<b>\$245,989</b>	+ 49.1%
Percent of List Price Received*	96.7%	<b>98.6%</b>	+ 2.0%	96.6%	<b>97.4%</b>	+ 0.8%
Days on Market Until Sale	78	55	- 29.5%	75	60	- 20.0%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
Months Supply of Inventory	3.8	2.6	- 31.6%	--	--	--

\* 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 Key Metrics	February			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
New Listings	2	1	- 50.0%	4	6	+ 50.0%
Sold Listings	2	3	+ 50.0%	4	3	- 25.0%
Median Sales Price*	\$107,500	<b>\$168,000</b>	+ 56.3%	\$103,750	<b>\$168,000</b>	+ 61.9%
Average Sales Price*	\$107,500	<b>\$186,000</b>	+ 73.0%	\$102,375	<b>\$186,000</b>	+ 81.7%
Percent of List Price Received*	97.6%	<b>109.5%</b>	+ 12.2%	94.6%	<b>109.5%</b>	+ 15.8%
Days on Market Until Sale	18	62	+ 244.4%	57	62	+ 8.8%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	4.2	1.2	- 71.4%	--	--	--

\* 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

