

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

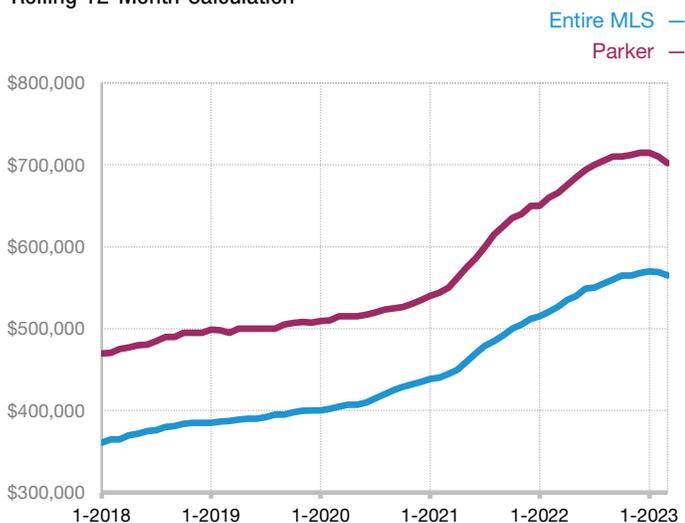
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	131	216	+ 64.9%	--	--	--
Under Contract	169	163	- 3.6%	448	440	- 1.8%
New Listings	224	222	- 0.9%	491	453	- 7.7%
Sold Listings	179	163	- 8.9%	394	365	- 7.4%
Days on Market Until Sale	17	50	+ 194.1%	20	54	+ 170.0%
Median Sales Price*	\$727,000	\$675,000	- 7.2%	\$710,000	\$675,000	- 4.9%
Average Sales Price*	\$857,022	\$729,501	- 14.9%	\$817,576	\$729,296	- 10.8%
Percent of List Price Received*	104.8%	99.0%	- 5.5%	103.5%	98.6%	- 4.7%

* 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		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	8	57	+ 612.5%	--	--	--
Under Contract	27	45	+ 66.7%	81	101	+ 24.7%
New Listings	31	50	+ 61.3%	83	115	+ 38.6%
Sold Listings	26	33	+ 26.9%	73	92	+ 26.0%
Days on Market Until Sale	5	46	+ 820.0%	7	48	+ 585.7%
Median Sales Price*	\$430,000	\$484,990	+ 12.8%	\$415,000	\$450,000	+ 8.4%
Average Sales Price*	\$444,155	\$469,353	+ 5.7%	\$420,230	\$460,511	+ 9.6%
Percent of List Price Received*	107.8%	99.7%	- 7.5%	105.7%	98.8%	- 6.5%

* 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

