

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

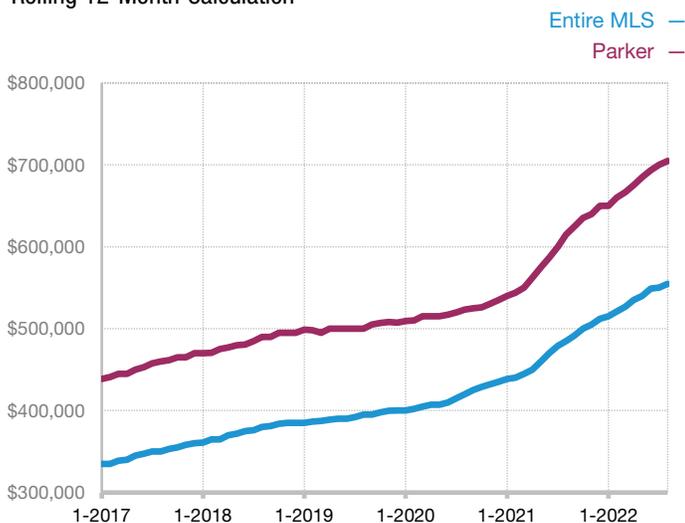
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	168	<b>287</b>	+ 70.8%	--	--	--
Under Contract	230	<b>194</b>	- 15.7%	1,670	<b>1,382</b>	- 17.2%
New Listings	208	<b>169</b>	- 18.8%	1,791	<b>1,737</b>	- 3.0%
Sold Listings	234	<b>146</b>	- 37.6%	1,535	<b>1,308</b>	- 14.8%
Days on Market Until Sale	9	<b>23</b>	+ 155.6%	12	<b>15</b>	+ 25.0%
Median Sales Price*	\$656,000	<b>\$720,500</b>	+ 9.8%	\$640,000	<b>\$725,000</b>	+ 13.3%
Average Sales Price*	\$715,278	<b>\$831,097</b>	+ 16.2%	\$725,883	<b>\$820,631</b>	+ 13.1%
Percent of List Price Received*	102.8%	<b>98.8%</b>	- 3.9%	104.0%	<b>102.7%</b>	- 1.3%

\* 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	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	17	<b>56</b>	+ 229.4%	--	--	--
Under Contract	40	<b>29</b>	- 27.5%	317	<b>219</b>	- 30.9%
New Listings	36	<b>44</b>	+ 22.2%	314	<b>278</b>	- 11.5%
Sold Listings	44	<b>22</b>	- 50.0%	314	<b>207</b>	- 34.1%
Days on Market Until Sale	8	<b>16</b>	+ 100.0%	16	<b>7</b>	- 56.3%
Median Sales Price*	\$362,500	<b>\$457,500</b>	+ 26.2%	\$373,935	<b>\$430,000</b>	+ 15.0%
Average Sales Price*	\$383,904	<b>\$443,759</b>	+ 15.6%	\$383,256	<b>\$437,495</b>	+ 14.2%
Percent of List Price Received*	103.0%	<b>99.6%</b>	- 3.3%	103.8%	<b>104.3%</b>	+ 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.

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



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

