

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

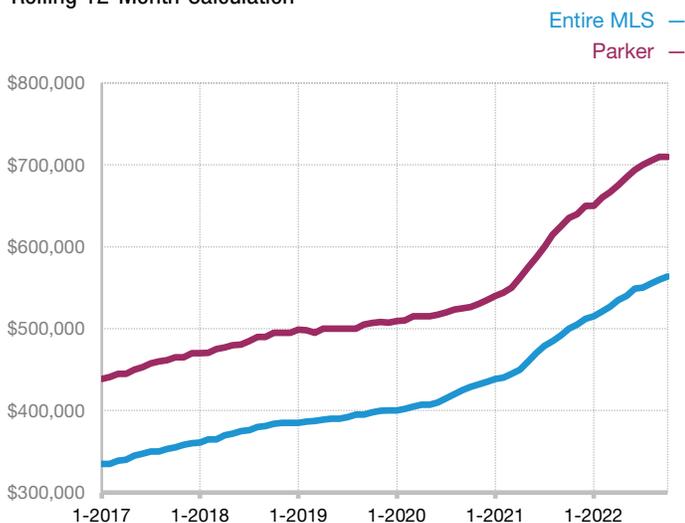
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	169	<b>318</b>	+ 88.2%	--	--	--
Under Contract	218	<b>129</b>	- 40.8%	2,063	<b>1,608</b>	- 22.1%
New Listings	193	<b>137</b>	- 29.0%	2,205	<b>2,077</b>	- 5.8%
Sold Listings	195	<b>104</b>	- 46.7%	1,935	<b>1,587</b>	- 18.0%
Days on Market Until Sale	13	<b>36</b>	+ 176.9%	12	<b>19</b>	+ 58.3%
Median Sales Price*	\$670,000	<b>\$667,000</b>	- 0.4%	\$645,000	<b>\$718,225</b>	+ 11.4%
Average Sales Price*	\$768,737	<b>\$778,391</b>	+ 1.3%	\$734,109	<b>\$817,904</b>	+ 11.4%
Percent of List Price Received*	101.7%	<b>98.8%</b>	- 2.9%	103.5%	<b>102.0%</b>	- 1.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	18	<b>70</b>	+ 288.9%	--	--	--
Under Contract	46	<b>27</b>	- 41.3%	388	<b>270</b>	- 30.4%
New Listings	42	<b>42</b>	0.0%	387	<b>354</b>	- 8.5%
Sold Listings	30	<b>25</b>	- 16.7%	386	<b>257</b>	- 33.4%
Days on Market Until Sale	14	<b>37</b>	+ 164.3%	16	<b>12</b>	- 25.0%
Median Sales Price*	\$444,302	<b>\$469,000</b>	+ 5.6%	\$372,750	<b>\$432,000</b>	+ 15.9%
Average Sales Price*	\$419,691	<b>\$463,908</b>	+ 10.5%	\$388,940	<b>\$442,488</b>	+ 13.8%
Percent of List Price Received*	104.4%	<b>98.1%</b>	- 6.0%	103.7%	<b>103.3%</b>	- 0.4%

\* 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

