

# Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

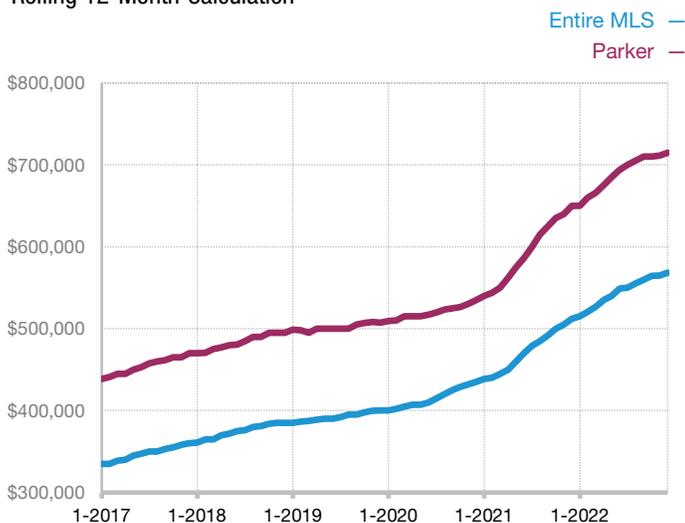
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	105	<b>214</b>	+ 103.8%	--	--	--
Under Contract	105	<b>87</b>	- 17.1%	2,333	<b>1,773</b>	- 24.0%
New Listings	86	<b>71</b>	- 17.4%	2,439	<b>2,222</b>	- 8.9%
Sold Listings	180	<b>93</b>	- 48.3%	2,306	<b>1,789</b>	- 22.4%
Days on Market Until Sale	16	<b>55</b>	+ 243.8%	13	<b>22</b>	+ 69.2%
Median Sales Price*	\$675,000	<b>\$675,000</b>	0.0%	\$650,000	<b>\$715,000</b>	+ 10.0%
Average Sales Price*	\$892,432	<b>\$723,206</b>	- 19.0%	\$745,154	<b>\$809,629</b>	+ 8.7%
Percent of List Price Received*	101.6%	<b>97.8%</b>	- 3.7%	103.2%	<b>101.6%</b>	- 1.6%

\* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	7	<b>50</b>	+ 614.3%	--	--	--
Under Contract	21	<b>35</b>	+ 66.7%	438	<b>331</b>	- 24.4%
New Listings	15	<b>30</b>	+ 100.0%	431	<b>402</b>	- 6.7%
Sold Listings	35	<b>29</b>	- 17.1%	467	<b>317</b>	- 32.1%
Days on Market Until Sale	11	<b>63</b>	+ 472.7%	15	<b>20</b>	+ 33.3%
Median Sales Price*	\$370,000	<b>\$464,990</b>	+ 25.7%	\$375,000	<b>\$440,000</b>	+ 17.3%
Average Sales Price*	\$380,863	<b>\$462,579</b>	+ 21.5%	\$391,384	<b>\$447,240</b>	+ 14.3%
Percent of List Price Received*	101.6%	<b>99.5%</b>	- 2.1%	103.3%	<b>102.5%</b>	- 0.8%

\* 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

