

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

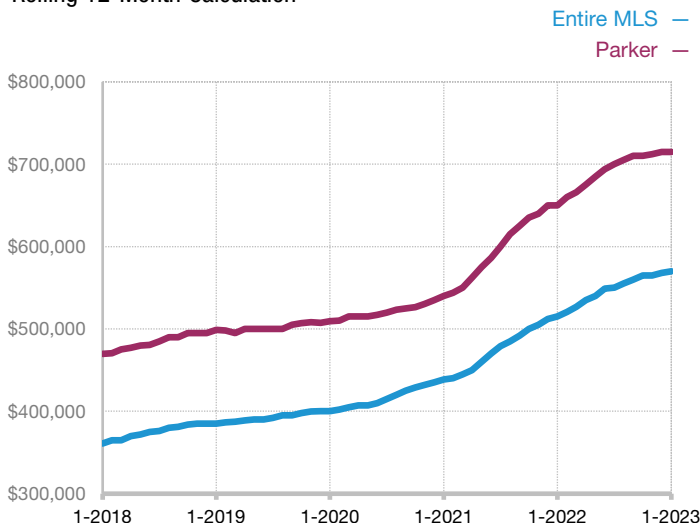
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	95	163	+ 71.6%	--	--	--
Under Contract	145	151	+ 4.1%	145	151	+ 4.1%
New Listings	138	105	- 23.9%	138	105	- 23.9%
Sold Listings	91	81	- 11.0%	91	81	- 11.0%
Days on Market Until Sale	28	49	+ 75.0%	28	49	+ 75.0%
Median Sales Price*	\$670,000	\$665,000	- 0.7%	\$670,000	\$665,000	- 0.7%
Average Sales Price*	\$810,342	\$698,569	- 13.8%	\$810,342	\$698,569	- 13.8%
Percent of List Price Received*	100.5%	97.8%	- 2.7%	100.5%	97.8%	- 2.7%

* 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	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	5	46	+ 820.0%	--	--	--
Under Contract	30	32	+ 6.7%	30	32	+ 6.7%
New Listings	29	33	+ 13.8%	29	33	+ 13.8%
Sold Listings	20	20	0.0%	20	20	0.0%
Days on Market Until Sale	8	37	+ 362.5%	8	37	+ 362.5%
Median Sales Price*	\$395,000	\$495,311	+ 25.4%	\$395,000	\$495,311	+ 25.4%
Average Sales Price*	\$404,779	\$468,775	+ 15.8%	\$404,779	\$468,775	+ 15.8%
Percent of List Price Received*	103.0%	97.8%	- 5.0%	103.0%	97.8%	- 5.0%

* 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

