

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

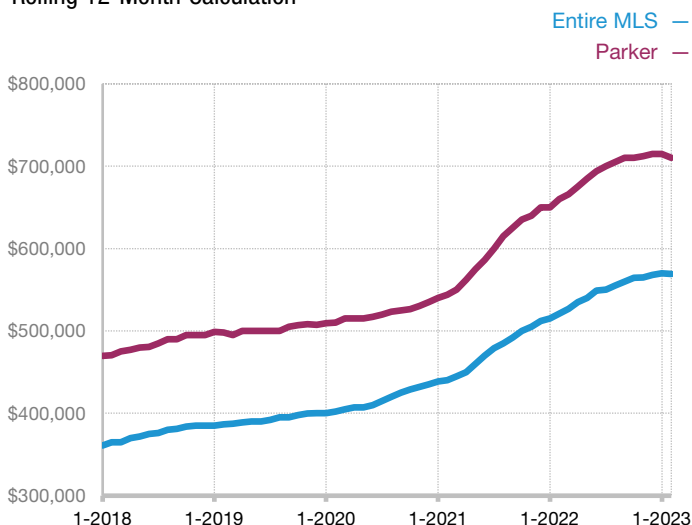
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	83	145	+ 74.7%	--	--	--
Under Contract	134	144	+ 7.5%	279	288	+ 3.2%
New Listings	129	126	- 2.3%	267	231	- 13.5%
Sold Listings	124	117	- 5.6%	215	199	- 7.4%
Days on Market Until Sale	18	62	+ 244.4%	22	57	+ 159.1%
Median Sales Price*	\$717,486	\$685,000	- 4.5%	\$695,000	\$677,000	- 2.6%
Average Sales Price*	\$765,944	\$750,741	- 2.0%	\$784,736	\$728,514	- 7.2%
Percent of List Price Received*	103.9%	98.5%	- 5.2%	102.5%	98.2%	- 4.2%

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	4	52	+ 1200.0%	--	--	--
Under Contract	24	28	+ 16.7%	54	58	+ 7.4%
New Listings	23	32	+ 39.1%	52	65	+ 25.0%
Sold Listings	27	39	+ 44.4%	47	59	+ 25.5%
Days on Market Until Sale	7	55	+ 685.7%	8	49	+ 512.5%
Median Sales Price*	\$410,000	\$415,000	+ 1.2%	\$402,000	\$440,000	+ 9.5%
Average Sales Price*	\$408,636	\$449,099	+ 9.9%	\$406,994	\$455,769	+ 12.0%
Percent of List Price Received*	105.8%	98.5%	- 6.9%	104.6%	98.3%	- 6.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

