

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

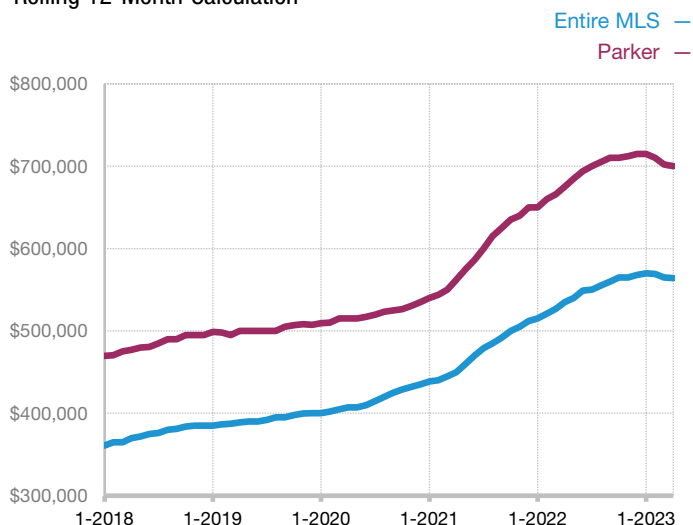
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	184	184	0.0%	--	--	--
Under Contract	196	181	- 7.7%	644	612	- 5.0%
New Listings	256	156	- 39.1%	747	608	- 18.6%
Sold Listings	180	141	- 21.7%	574	507	- 11.7%
Days on Market Until Sale	9	31	+ 244.4%	16	47	+ 193.8%
Median Sales Price*	\$756,006	\$710,000	- 6.1%	\$720,000	\$685,000	- 4.9%
Average Sales Price*	\$870,986	\$755,568	- 13.3%	\$834,325	\$736,061	- 11.8%
Percent of List Price Received*	106.2%	99.7%	- 6.1%	104.4%	98.9%	- 5.3%

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	16	54	+ 237.5%	--	--	--
Under Contract	33	35	+ 6.1%	114	133	+ 16.7%
New Listings	42	31	- 26.2%	125	146	+ 16.8%
Sold Listings	26	35	+ 34.6%	99	127	+ 28.3%
Days on Market Until Sale	6	41	+ 583.3%	6	46	+ 666.7%
Median Sales Price*	\$451,050	\$459,990	+ 2.0%	\$422,000	\$450,000	+ 6.6%
Average Sales Price*	\$441,163	\$457,320	+ 3.7%	\$425,727	\$459,632	+ 8.0%
Percent of List Price Received*	106.3%	99.5%	- 6.4%	105.9%	99.0%	- 6.5%

* 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

