

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

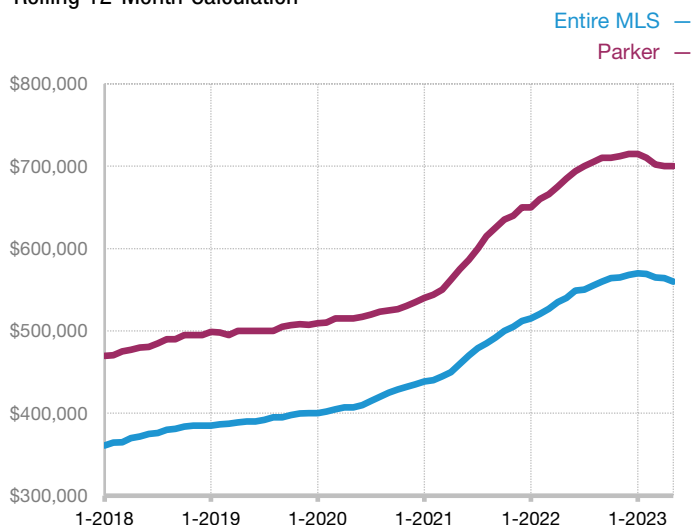
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	238	222	- 6.7%	--	--	--
Under Contract	223	160	- 28.3%	867	763	- 12.0%
New Listings	288	200	- 30.6%	1,035	809	- 21.8%
Sold Listings	196	161	- 17.9%	770	671	- 12.9%
Days on Market Until Sale	10	26	+ 160.0%	15	42	+ 180.0%
Median Sales Price*	\$743,250	\$705,000	- 5.1%	\$725,000	\$685,765	- 5.4%
Average Sales Price*	\$819,205	\$757,026	- 7.6%	\$830,477	\$742,376	- 10.6%
Percent of List Price Received*	103.8%	99.8%	- 3.9%	104.2%	99.1%	- 4.9%

* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	24	49	+ 104.2%	--	--	--
Under Contract	25	43	+ 72.0%	139	174	+ 25.2%
New Listings	34	39	+ 14.7%	159	185	+ 16.4%
Sold Listings	28	29	+ 3.6%	127	156	+ 22.8%
Days on Market Until Sale	4	36	+ 800.0%	6	44	+ 633.3%
Median Sales Price*	\$445,250	\$492,000	+ 10.5%	\$426,000	\$464,995	+ 9.2%
Average Sales Price*	\$459,842	\$483,312	+ 5.1%	\$433,249	\$464,034	+ 7.1%
Percent of List Price Received*	105.9%	100.0%	- 5.6%	105.9%	99.2%	- 6.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

