

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

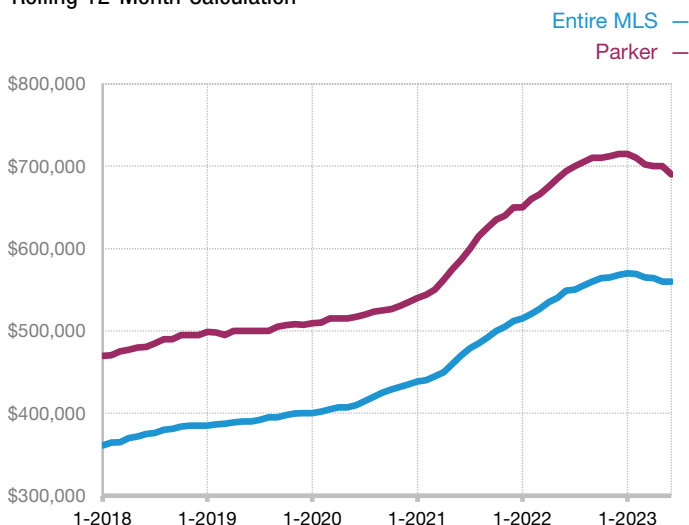
Single Family	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	354	240	- 32.2%	--	--	--
Under Contract	174	173	- 0.6%	1,041	930	- 10.7%
New Listings	311	216	- 30.5%	1,346	1,025	- 23.8%
Sold Listings	210	170	- 19.0%	980	841	- 14.2%
Days on Market Until Sale	11	25	+ 127.3%	14	39	+ 178.6%
Median Sales Price*	\$740,000	\$697,500	- 5.7%	\$725,750	\$689,000	- 5.1%
Average Sales Price*	\$818,980	\$801,538	- 2.1%	\$828,013	\$754,335	- 8.9%
Percent of List Price Received*	101.5%	99.6%	- 1.9%	103.7%	99.2%	- 4.3%

\* 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	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	44	56	+ 27.3%	--	--	--
Under Contract	28	35	+ 25.0%	167	207	+ 24.0%
New Listings	49	40	- 18.4%	208	226	+ 8.7%
Sold Listings	33	40	+ 21.2%	160	196	+ 22.5%
Days on Market Until Sale	6	45	+ 650.0%	6	44	+ 633.3%
Median Sales Price*	\$450,000	\$405,000	- 10.0%	\$430,500	\$448,495	+ 4.2%
Average Sales Price*	\$457,180	\$436,029	- 4.6%	\$438,185	\$458,319	+ 4.6%
Percent of List Price Received*	104.1%	98.3%	- 5.6%	105.5%	99.0%	- 6.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

