

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

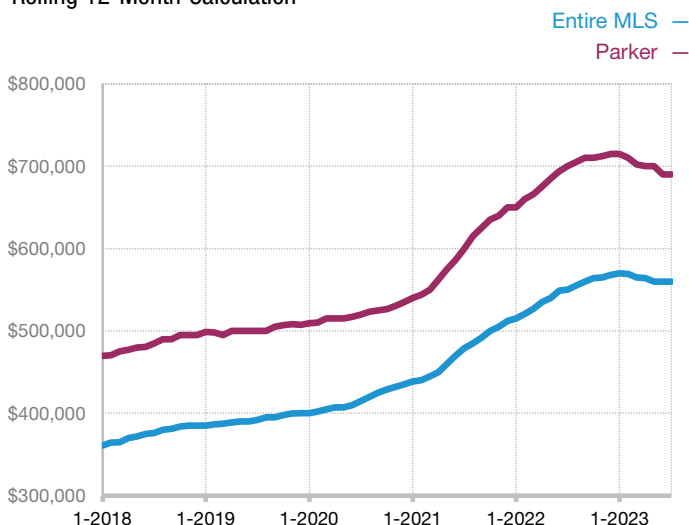
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	389	233	- 40.1%	--	--	--
Under Contract	141	160	+ 13.5%	1,182	1,081	- 8.5%
New Listings	221	174	- 21.3%	1,567	1,199	- 23.5%
Sold Listings	180	162	- 10.0%	1,160	1,005	- 13.4%
Days on Market Until Sale	14	25	+ 78.6%	14	36	+ 157.1%
Median Sales Price*	\$709,950	\$702,495	- 1.1%	\$725,000	\$689,990	- 4.8%
Average Sales Price*	\$773,926	\$794,397	+ 2.6%	\$819,620	\$761,401	- 7.1%
Percent of List Price Received*	100.9%	99.4%	- 1.5%	103.2%	99.2%	- 3.9%

* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	47	58	+ 23.4%	--	--	--
Under Contract	22	44	+ 100.0%	189	247	+ 30.7%
New Listings	26	44	+ 69.2%	234	270	+ 15.4%
Sold Listings	24	28	+ 16.7%	184	224	+ 21.7%
Days on Market Until Sale	12	36	+ 200.0%	7	43	+ 514.3%
Median Sales Price*	\$415,000	\$512,495	+ 23.5%	\$430,000	\$450,000	+ 4.7%
Average Sales Price*	\$422,883	\$488,214	+ 15.4%	\$436,189	\$462,056	+ 5.9%
Percent of List Price Received*	100.7%	99.5%	- 1.2%	104.9%	99.1%	- 5.5%

* 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

