

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

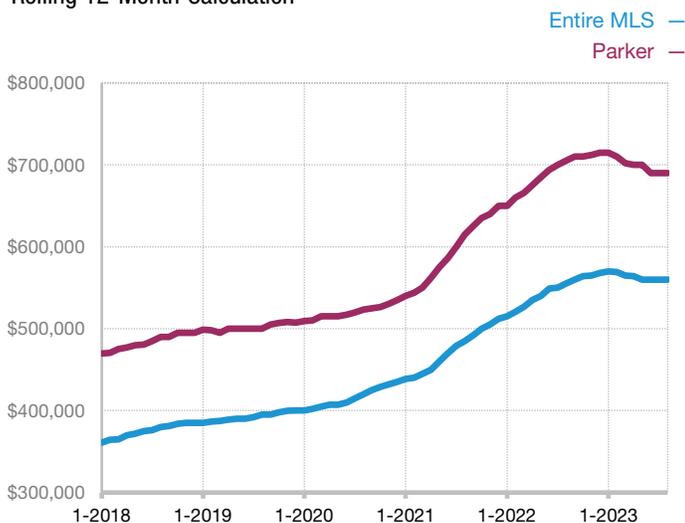
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	339	265	- 21.8%	--	--	--
Under Contract	181	146	- 19.3%	1,363	1,214	- 10.9%
New Listings	169	186	+ 10.1%	1,736	1,385	- 20.2%
Sold Listings	146	156	+ 6.8%	1,306	1,162	- 11.0%
Days on Market Until Sale	23	30	+ 30.4%	15	36	+ 140.0%
Median Sales Price*	\$720,500	\$710,062	- 1.4%	\$725,000	\$690,000	- 4.8%
Average Sales Price*	\$831,097	\$819,735	- 1.4%	\$820,903	\$769,511	- 6.3%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	102.7%	99.3%	- 3.3%

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	63	76	+ 20.6%	--	--	--
Under Contract	26	26	0.0%	215	271	+ 26.0%
New Listings	44	47	+ 6.8%	278	317	+ 14.0%
Sold Listings	22	38	+ 72.7%	206	263	+ 27.7%
Days on Market Until Sale	16	37	+ 131.3%	8	42	+ 425.0%
Median Sales Price*	\$457,500	\$476,500	+ 4.2%	\$430,000	\$450,000	+ 4.7%
Average Sales Price*	\$443,759	\$476,686	+ 7.4%	\$436,997	\$463,800	+ 6.1%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	104.3%	99.1%	- 5.0%

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



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

