

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

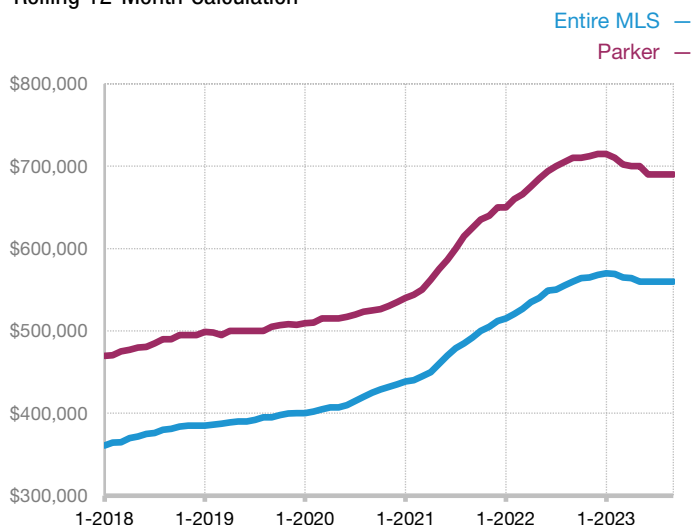
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	407	276	- 32.2%	--	--	--
Under Contract	109	134	+ 22.9%	1,472	1,339	- 9.0%
New Listings	204	165	- 19.1%	1,940	1,549	- 20.2%
Sold Listings	177	133	- 24.9%	1,483	1,296	- 12.6%
Days on Market Until Sale	36	34	- 5.6%	18	36	+ 100.0%
Median Sales Price*	\$688,592	\$700,000	+ 1.7%	\$720,000	\$691,283	- 4.0%
Average Sales Price*	\$818,992	\$818,286	- 0.1%	\$820,675	\$774,400	- 5.6%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	102.2%	99.2%	- 2.9%

\* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	67	82	+ 22.4%	--	--	--
Under Contract	26	38	+ 46.2%	241	306	+ 27.0%
New Listings	33	43	+ 30.3%	311	360	+ 15.8%
Sold Listings	26	29	+ 11.5%	232	293	+ 26.3%
Days on Market Until Sale	22	39	+ 77.3%	9	42	+ 366.7%
Median Sales Price*	\$450,000	\$510,000	+ 13.3%	\$431,000	\$455,000	+ 5.6%
Average Sales Price*	\$465,395	\$483,271	+ 3.8%	\$440,180	\$465,518	+ 5.8%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	103.9%	99.1%	- 4.6%

\* 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

