

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

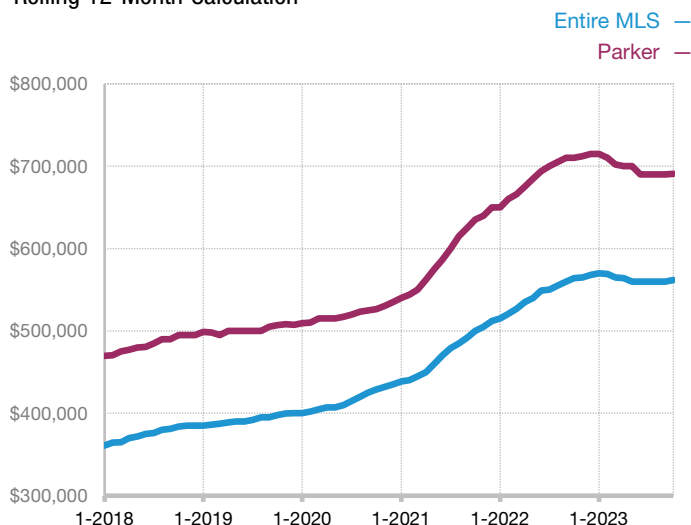
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	389	268	- 31.1%	--	--	--
Under Contract	118	114	- 3.4%	1,590	1,440	- 9.4%
New Listings	137	139	+ 1.5%	2,077	1,687	- 18.8%
Sold Listings	104	121	+ 16.3%	1,587	1,417	- 10.7%
Days on Market Until Sale	36	34	- 5.6%	19	35	+ 84.2%
Median Sales Price*	\$667,000	\$725,000	+ 8.7%	\$718,225	\$694,000	- 3.4%
Average Sales Price*	\$778,391	\$831,632	+ 6.8%	\$817,904	\$779,287	- 4.7%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	102.0%	99.1%	- 2.8%

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	75	70	- 6.7%	--	--	--
Under Contract	27	47	+ 74.1%	268	350	+ 30.6%
New Listings	42	44	+ 4.8%	353	404	+ 14.4%
Sold Listings	25	43	+ 72.0%	257	336	+ 30.7%
Days on Market Until Sale	37	58	+ 56.8%	12	44	+ 266.7%
Median Sales Price*	\$469,000	\$430,830	- 8.1%	\$432,000	\$449,995	+ 4.2%
Average Sales Price*	\$463,908	\$467,753	+ 0.8%	\$442,488	\$465,804	+ 5.3%
Percent of List Price Received*	98.1%	99.1%	+ 1.0%	103.3%	99.1%	- 4.1%

* 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

