

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

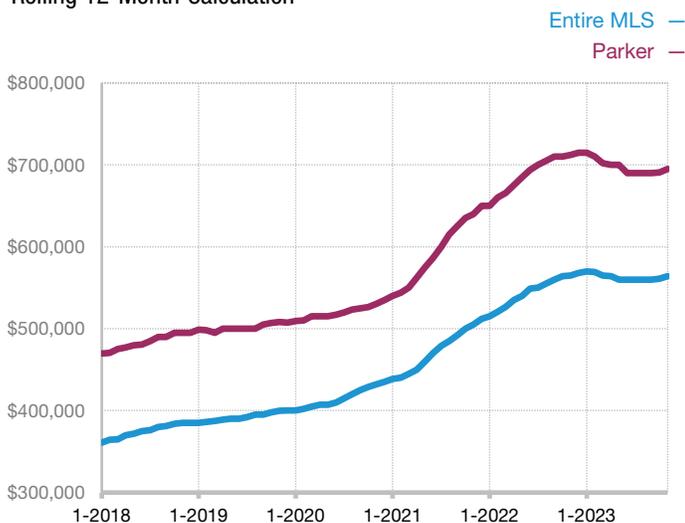
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	334	250	- 25.1%	--	--	--
Under Contract	92	88	- 4.3%	1,682	1,520	- 9.6%
New Listings	74	96	+ 29.7%	2,151	1,782	- 17.2%
Sold Listings	109	98	- 10.1%	1,696	1,517	- 10.6%
Days on Market Until Sale	43	33	- 23.3%	20	35	+ 75.0%
Median Sales Price*	\$669,895	\$730,000	+ 9.0%	\$715,016	\$695,000	- 2.8%
Average Sales Price*	\$762,887	\$786,290	+ 3.1%	\$814,368	\$779,649	- 4.3%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	101.8%	99.1%	- 2.7%

\* 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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	65	66	+ 1.5%	--	--	--
Under Contract	28	27	- 3.6%	296	373	+ 26.0%
New Listings	19	27	+ 42.1%	372	432	+ 16.1%
Sold Listings	31	34	+ 9.7%	288	370	+ 28.5%
Days on Market Until Sale	44	41	- 6.8%	15	44	+ 193.3%
Median Sales Price*	\$470,000	\$494,150	+ 5.1%	\$437,250	\$450,000	+ 2.9%
Average Sales Price*	\$472,284	\$484,499	+ 2.6%	\$445,695	\$467,522	+ 4.9%
Percent of List Price Received*	98.1%	98.0%	- 0.1%	102.8%	99.0%	- 3.7%

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



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

