

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

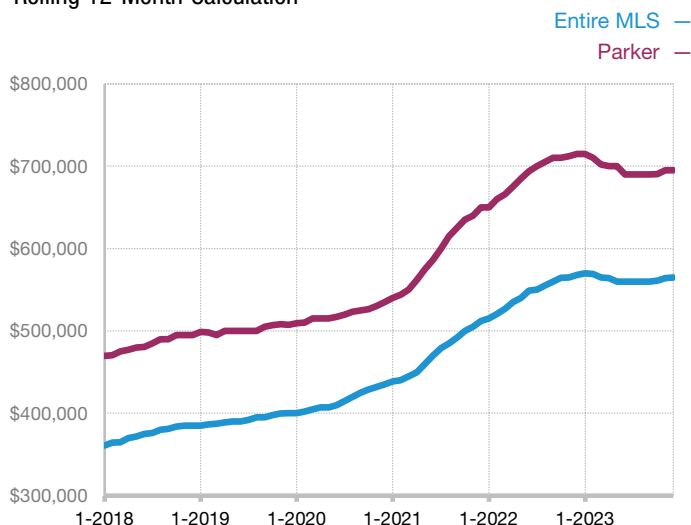
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	272	178	- 34.6%	--	--	--
Under Contract	79	110	+ 39.2%	1,761	1,625	- 7.7%
New Listings	70	63	- 10.0%	2,221	1,844	- 17.0%
Sold Listings	93	99	+ 6.5%	1,789	1,619	- 9.5%
Days on Market Until Sale	55	50	- 9.1%	22	36	+ 63.6%
Median Sales Price*	\$675,000	\$689,990	+ 2.2%	\$715,000	\$695,000	- 2.8%
Average Sales Price*	\$723,206	\$823,979	+ 13.9%	\$809,629	\$782,182	- 3.4%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	101.6%	99.1%	- 2.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	54	44	- 18.5%	--	--	--
Under Contract	35	34	- 2.9%	331	406	+ 22.7%
New Listings	30	12	- 60.0%	402	445	+ 10.7%
Sold Listings	29	34	+ 17.2%	317	405	+ 27.8%
Days on Market Until Sale	63	55	- 12.7%	20	45	+ 125.0%
Median Sales Price*	\$464,990	\$465,750	+ 0.2%	\$440,000	\$450,000	+ 2.3%
Average Sales Price*	\$461,544	\$470,904	+ 2.0%	\$447,145	\$467,699	+ 4.6%
Percent of List Price Received*	99.3%	97.9%	- 1.4%	102.4%	98.9%	- 3.4%

* 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

