

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

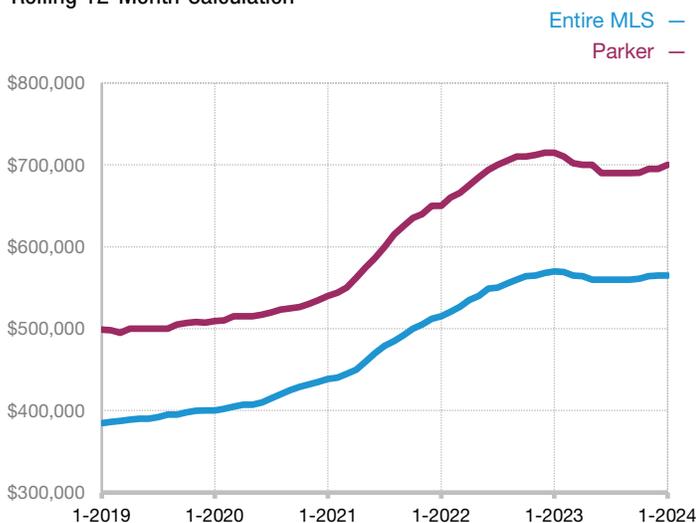
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	214	178	- 16.8%	--	--	--
Under Contract	143	124	- 13.3%	143	124	- 13.3%
New Listings	105	126	+ 20.0%	105	126	+ 20.0%
Sold Listings	82	80	- 2.4%	82	80	- 2.4%
Days on Market Until Sale	49	64	+ 30.6%	49	64	+ 30.6%
Median Sales Price*	\$662,500	<b>\$723,595</b>	+ 9.2%	\$662,500	<b>\$723,595</b>	+ 9.2%
Average Sales Price*	\$696,800	<b>\$786,735</b>	+ 12.9%	\$696,800	<b>\$786,735</b>	+ 12.9%
Percent of List Price Received*	97.8%	<b>98.5%</b>	+ 0.7%	97.8%	<b>98.5%</b>	+ 0.7%

\* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	55	37	- 32.7%	--	--	--
Under Contract	30	29	- 3.3%	30	29	- 3.3%
New Listings	33	23	- 30.3%	33	23	- 30.3%
Sold Listings	20	29	+ 45.0%	20	29	+ 45.0%
Days on Market Until Sale	37	52	+ 40.5%	37	52	+ 40.5%
Median Sales Price*	\$495,311	<b>\$507,000</b>	+ 2.4%	\$495,311	<b>\$507,000</b>	+ 2.4%
Average Sales Price*	\$468,775	<b>\$472,587</b>	+ 0.8%	\$468,775	<b>\$472,587</b>	+ 0.8%
Percent of List Price Received*	97.8%	<b>98.3%</b>	+ 0.5%	97.8%	<b>98.3%</b>	+ 0.5%

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

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



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

