

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

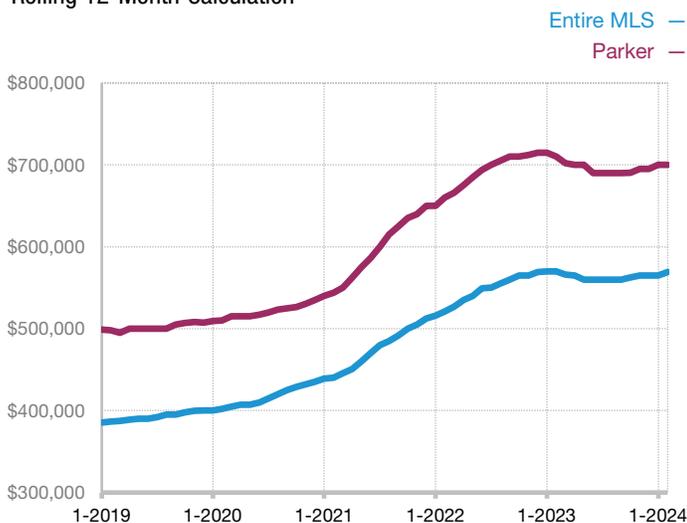
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	192	220	+ 14.6%	--	--	--
Under Contract	133	126	- 5.3%	276	245	- 11.2%
New Listings	126	165	+ 31.0%	231	292	+ 26.4%
Sold Listings	120	116	- 3.3%	202	196	- 3.0%
Days on Market Until Sale	62	51	- 17.7%	57	56	- 1.8%
Median Sales Price*	\$685,000	\$699,495	+ 2.1%	\$678,400	\$700,500	+ 3.3%
Average Sales Price*	\$750,181	\$776,877	+ 3.6%	\$728,512	\$780,901	+ 7.2%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	98.1%	98.8%	+ 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	61	36	- 41.0%	--	--	--
Under Contract	25	28	+ 12.0%	55	53	- 3.6%
New Listings	32	27	- 15.6%	65	50	- 23.1%
Sold Listings	39	26	- 33.3%	59	55	- 6.8%
Days on Market Until Sale	55	73	+ 32.7%	49	62	+ 26.5%
Median Sales Price*	\$415,000	\$505,405	+ 21.8%	\$440,000	\$505,820	+ 15.0%
Average Sales Price*	\$448,791	\$476,108	+ 6.1%	\$455,566	\$474,251	+ 4.1%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	98.2%	98.5%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

