

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

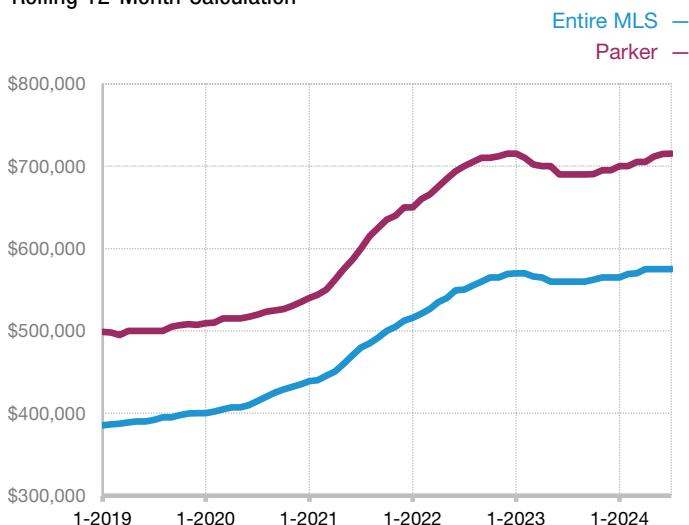
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	287	399	+ 39.0%	--	--	--
Under Contract	149	165	+ 10.7%	1,065	1,019	- 4.3%
New Listings	174	208	+ 19.5%	1,199	1,371	+ 14.3%
Sold Listings	163	121	- 25.8%	1,006	941	- 6.5%
Days on Market Until Sale	25	28	+ 12.0%	36	35	- 2.8%
Median Sales Price*	\$705,000	\$727,000	+ 3.1%	\$689,990	\$720,000	+ 4.3%
Average Sales Price*	\$796,180	\$856,311	+ 7.6%	\$761,723	\$813,982	+ 6.9%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.2%	99.2%	0.0%

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	67	77	+ 14.9%	--	--	--
Under Contract	41	16	- 61.0%	243	164	- 32.5%
New Listings	44	43	- 2.3%	270	230	- 14.8%
Sold Listings	29	19	- 34.5%	225	177	- 21.3%
Days on Market Until Sale	36	14	- 61.1%	43	37	- 14.0%
Median Sales Price*	\$499,990	\$408,000	- 18.4%	\$450,000	\$422,990	- 6.0%
Average Sales Price*	\$483,965	\$409,126	- 15.5%	\$461,624	\$431,808	- 6.5%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.1%	98.9%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

