

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

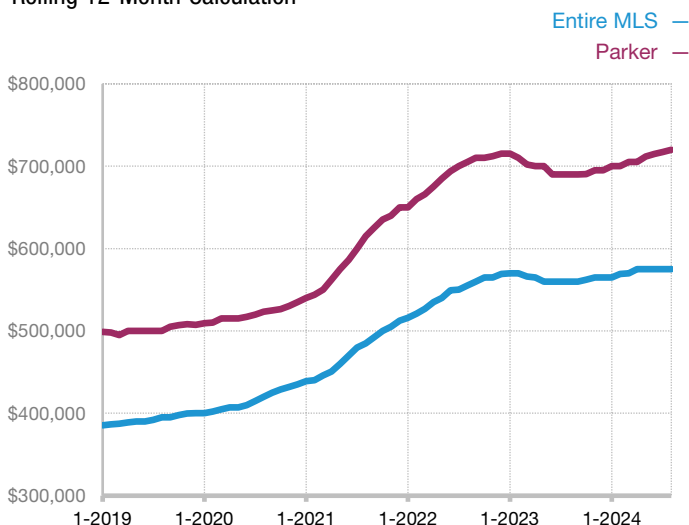
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	311	394	+ 26.7%	--	--	--
Under Contract	136	168	+ 23.5%	1,201	1,167	- 2.8%
New Listings	184	188	+ 2.2%	1,383	1,557	+ 12.6%
Sold Listings	159	155	- 2.5%	1,165	1,102	- 5.4%
Days on Market Until Sale	31	47	+ 51.6%	36	37	+ 2.8%
Median Sales Price*	\$708,500	\$725,000	+ 2.3%	\$690,000	\$723,250	+ 4.8%
Average Sales Price*	\$818,278	\$815,615	- 0.3%	\$769,431	\$814,329	+ 5.8%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	99.3%	99.1%	- 0.2%

* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	87	65	- 25.3%	--	--	--
Under Contract	24	28	+ 16.7%	267	191	- 28.5%
New Listings	48	24	- 50.0%	318	254	- 20.1%
Sold Listings	39	14	- 64.1%	264	191	- 27.7%
Days on Market Until Sale	36	30	- 16.7%	42	37	- 11.9%
Median Sales Price*	\$465,000	\$403,950	- 13.1%	\$450,000	\$422,875	- 6.0%
Average Sales Price*	\$474,386	\$425,674	- 10.3%	\$463,509	\$431,358	- 6.9%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.1%	99.0%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

