

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

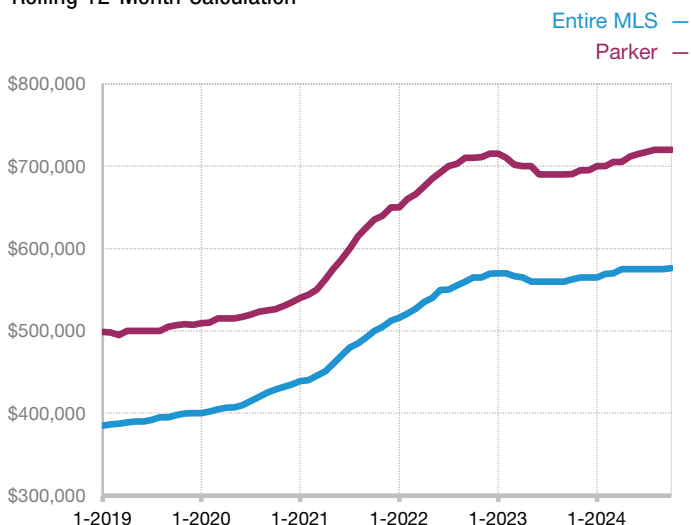
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	335	371	+ 10.7%	--	--	--
Under Contract	108	142	+ 31.5%	1,428	1,448	+ 1.4%
New Listings	139	169	+ 21.6%	1,683	1,932	+ 14.8%
Sold Listings	122	159	+ 30.3%	1,420	1,395	- 1.8%
Days on Market Until Sale	34	50	+ 47.1%	35	40	+ 14.3%
Median Sales Price*	\$720,000	\$710,000	- 1.4%	\$694,000	\$720,000	+ 3.7%
Average Sales Price*	\$828,774	\$757,117	- 8.6%	\$779,105	\$805,869	+ 3.4%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	99.1%	99.0%	- 0.1%

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	84	72	- 14.3%	--	--	--
Under Contract	43	10	- 76.7%	346	214	- 38.2%
New Listings	44	23	- 47.7%	406	306	- 24.6%
Sold Listings	43	16	- 62.8%	336	230	- 31.5%
Days on Market Until Sale	58	41	- 29.3%	44	39	- 11.4%
Median Sales Price*	\$430,830	\$397,500	- 7.7%	\$449,995	\$419,990	- 6.7%
Average Sales Price*	\$467,753	\$379,405	- 18.9%	\$465,758	\$428,918	- 7.9%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.1%	99.0%	- 0.1%

* 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

