

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

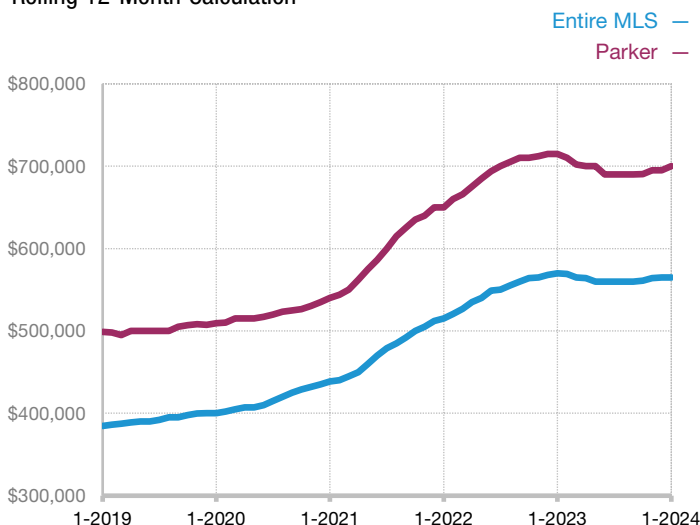
| Single Family                   | January   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 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 | \$723,595 | + 9.2%                            | \$662,500    | \$723,595    | + 9.2%                            |
| Average Sales Price*            | \$696,800 | \$786,735 | + 12.9%                           | \$696,800    | \$786,735    | + 12.9%                           |
| Percent of List Price Received* | 97.8%     | 98.5%     | + 0.7%                            | 97.8%        | 98.5%        | + 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 | \$507,000 | + 2.4%                            | \$495,311    | \$507,000    | + 2.4%                            |
| Average Sales Price*            | \$468,775 | \$472,587 | + 0.8%                            | \$468,775    | \$472,587    | + 0.8%                            |
| Percent of List Price Received* | 97.8%     | 98.3%     | + 0.5%                            | 97.8%        | 98.3%        | + 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

