

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

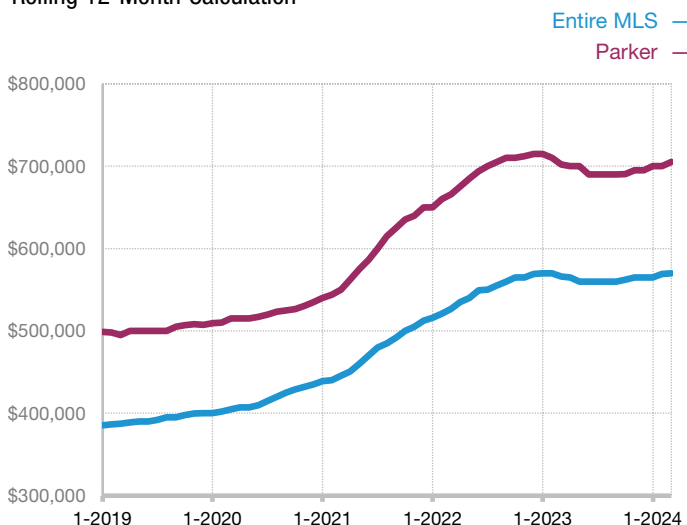
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	248	227	- 8.5%	--	--	--
Under Contract	154	161	+ 4.5%	430	404	- 6.0%
New Listings	221	174	- 21.3%	452	466	+ 3.1%
Sold Listings	166	143	- 13.9%	368	339	- 7.9%
Days on Market Until Sale	50	35	- 30.0%	54	48	- 11.1%
Median Sales Price*	\$674,750	\$725,000	+ 7.4%	\$675,000	\$710,000	+ 5.2%
Average Sales Price*	\$734,510	\$829,425	+ 12.9%	\$731,218	\$801,370	+ 9.6%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	98.5%	98.9%	+ 0.4%

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	65	38	- 41.5%	--	--	--
Under Contract	42	29	- 31.0%	97	80	- 17.5%
New Listings	50	30	- 40.0%	115	80	- 30.4%
Sold Listings	33	24	- 27.3%	92	79	- 14.1%
Days on Market Until Sale	46	32	- 30.4%	48	53	+ 10.4%
Median Sales Price*	\$484,990	\$421,445	- 13.1%	\$450,000	\$439,990	- 2.2%
Average Sales Price*	\$469,353	\$424,211	- 9.6%	\$460,511	\$459,049	- 0.3%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	98.8%	98.7%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

