

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

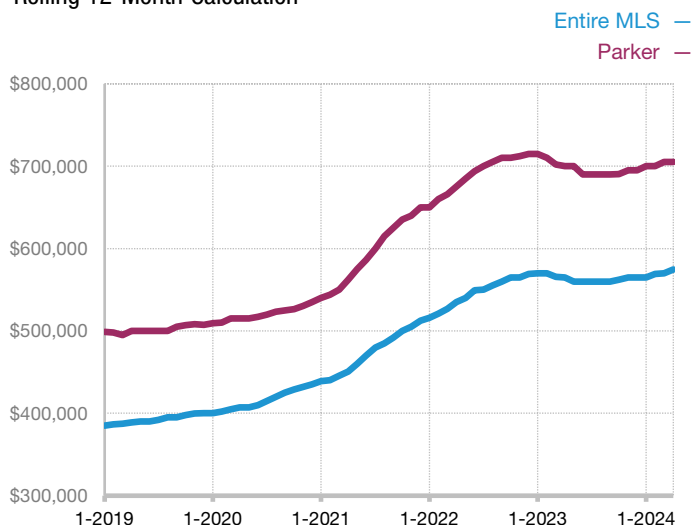
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	224	257	+ 14.7%	--	--	--
Under Contract	169	178	+ 5.3%	599	574	- 4.2%
New Listings	157	221	+ 40.8%	609	686	+ 12.6%
Sold Listings	142	145	+ 2.1%	510	484	- 5.1%
Days on Market Until Sale	31	34	+ 9.7%	47	43	- 8.5%
Median Sales Price*	\$710,000	\$718,500	+ 1.2%	\$684,500	\$712,500	+ 4.1%
Average Sales Price*	\$754,684	\$829,917	+ 10.0%	\$737,751	\$809,989	+ 9.8%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	98.9%	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.

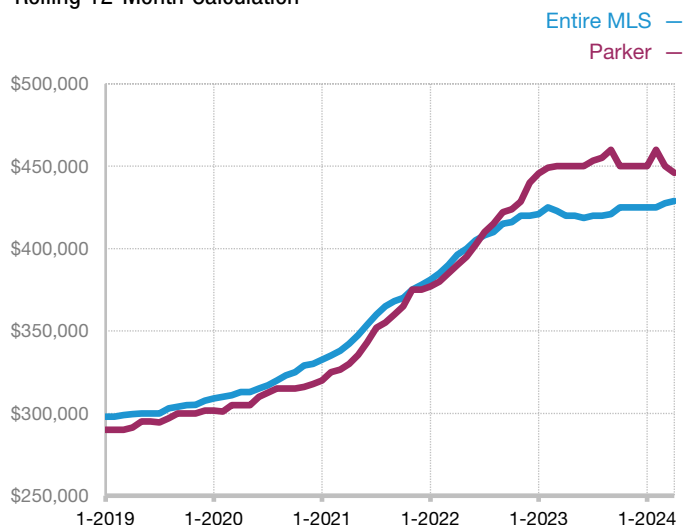
Townhouse/Condo	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	61	51	- 16.4%	--	--	--
Under Contract	33	24	- 27.3%	130	101	- 22.3%
New Listings	31	38	+ 22.6%	146	118	- 19.2%
Sold Listings	35	27	- 22.9%	127	106	- 16.5%
Days on Market Until Sale	41	30	- 26.8%	46	47	+ 2.2%
Median Sales Price*	\$459,990	\$405,000	- 12.0%	\$450,000	\$430,021	- 4.4%
Average Sales Price*	\$457,320	\$412,703	- 9.8%	\$459,632	\$447,244	- 2.7%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.0%	98.8%	- 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



Current as of May 3, 2024. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.