

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

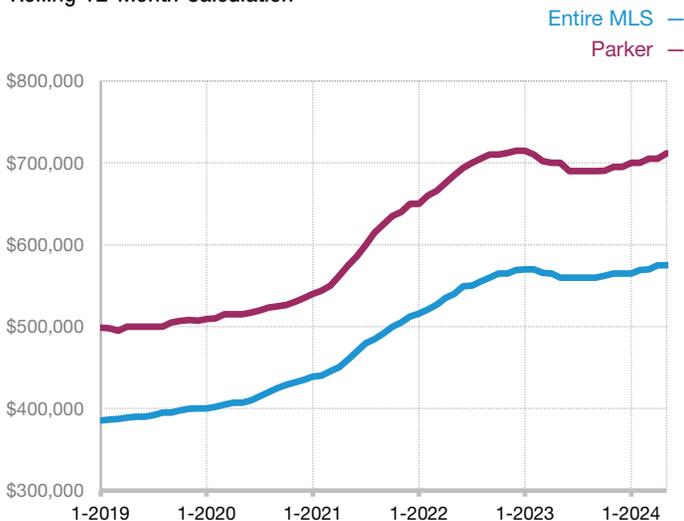
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	258	346	+ 34.1%	--	--	--
Under Contract	152	166	+ 9.2%	751	724	- 3.6%
New Listings	200	268	+ 34.0%	809	953	+ 17.8%
Sold Listings	161	163	+ 1.2%	671	646	- 3.7%
Days on Market Until Sale	26	24	- 7.7%	42	38	- 9.5%
Median Sales Price*	\$705,000	\$740,000	+ 5.0%	\$685,765	\$724,815	+ 5.7%
Average Sales Price*	\$757,026	\$815,638	+ 7.7%	\$742,376	\$811,755	+ 9.3%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	99.1%	99.2%	+ 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	61	55	- 9.8%	--	--	--
Under Contract	40	27	- 32.5%	170	128	- 24.7%
New Listings	40	37	- 7.5%	186	155	- 16.7%
Sold Listings	29	29	0.0%	156	135	- 13.5%
Days on Market Until Sale	36	19	- 47.2%	44	41	- 6.8%
Median Sales Price*	\$492,000	\$410,000	- 16.7%	\$464,995	\$425,500	- 8.5%
Average Sales Price*	\$483,312	\$407,543	- 15.7%	\$464,034	\$438,716	- 5.5%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.2%	99.0%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

