

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

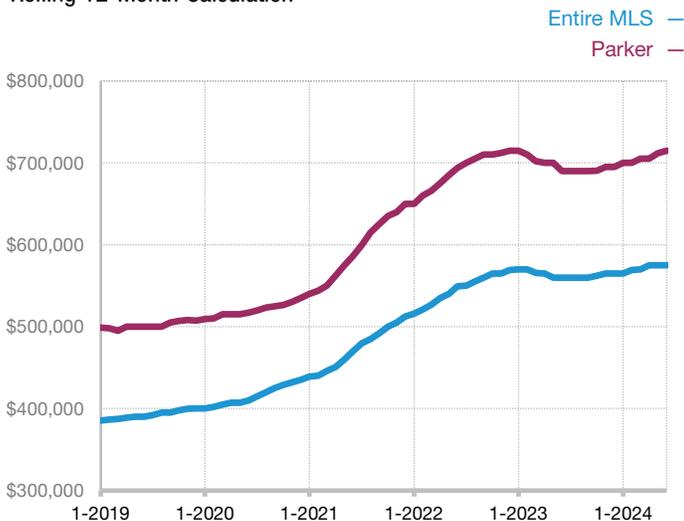
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	288	395	+ 37.2%	--	--	--
Under Contract	165	144	- 12.7%	916	861	- 6.0%
New Listings	216	211	- 2.3%	1,025	1,164	+ 13.6%
Sold Listings	172	168	- 2.3%	843	818	- 3.0%
Days on Market Until Sale	25	29	+ 16.0%	39	36	- 7.7%
Median Sales Price*	\$697,500	\$702,500	+ 0.7%	\$689,000	\$720,000	+ 4.5%
Average Sales Price*	\$804,543	\$795,699	- 1.1%	\$755,060	\$808,042	+ 7.0%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	99.2%	99.2%	0.0%

* 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	66	58	- 12.1%	--	--	--
Under Contract	32	24	- 25.0%	202	150	- 25.7%
New Listings	40	32	- 20.0%	226	187	- 17.3%
Sold Listings	40	23	- 42.5%	196	157	- 19.9%
Days on Market Until Sale	45	35	- 22.2%	44	40	- 9.1%
Median Sales Price*	\$405,000	\$390,000	- 3.7%	\$448,495	\$423,750	- 5.5%
Average Sales Price*	\$436,029	\$411,303	- 5.7%	\$458,319	\$434,756	- 5.1%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	99.0%	98.9%	- 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

