

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

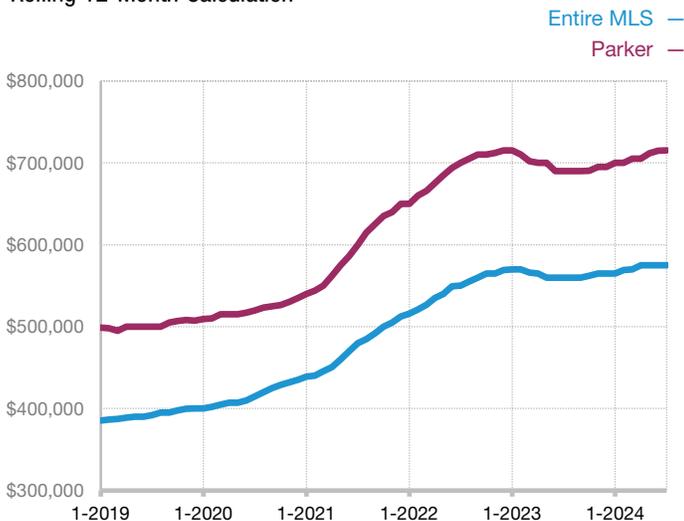
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	287	<b>399</b>	+ 39.0%	--	--	--
Under Contract	149	<b>165</b>	+ 10.7%	1,065	<b>1,019</b>	- 4.3%
New Listings	174	<b>208</b>	+ 19.5%	1,199	<b>1,371</b>	+ 14.3%
Sold Listings	163	<b>121</b>	- 25.8%	1,006	<b>941</b>	- 6.5%
Days on Market Until Sale	25	<b>28</b>	+ 12.0%	36	<b>35</b>	- 2.8%
Median Sales Price*	\$705,000	<b>\$727,000</b>	+ 3.1%	\$689,990	<b>\$720,000</b>	+ 4.3%
Average Sales Price*	\$796,180	<b>\$856,311</b>	+ 7.6%	\$761,723	<b>\$813,982</b>	+ 6.9%
Percent of List Price Received*	99.4%	<b>99.3%</b>	- 0.1%	99.2%	<b>99.2%</b>	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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	67	<b>77</b>	+ 14.9%	--	--	--
Under Contract	41	<b>16</b>	- 61.0%	243	<b>164</b>	- 32.5%
New Listings	44	<b>43</b>	- 2.3%	270	<b>230</b>	- 14.8%
Sold Listings	29	<b>19</b>	- 34.5%	225	<b>177</b>	- 21.3%
Days on Market Until Sale	36	<b>14</b>	- 61.1%	43	<b>37</b>	- 14.0%
Median Sales Price*	\$499,990	<b>\$408,000</b>	- 18.4%	\$450,000	<b>\$422,990</b>	- 6.0%
Average Sales Price*	\$483,965	<b>\$409,126</b>	- 15.5%	\$461,624	<b>\$431,808</b>	- 6.5%
Percent of List Price Received*	99.4%	<b>98.9%</b>	- 0.5%	99.1%	<b>98.9%</b>	- 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.

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



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

