

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

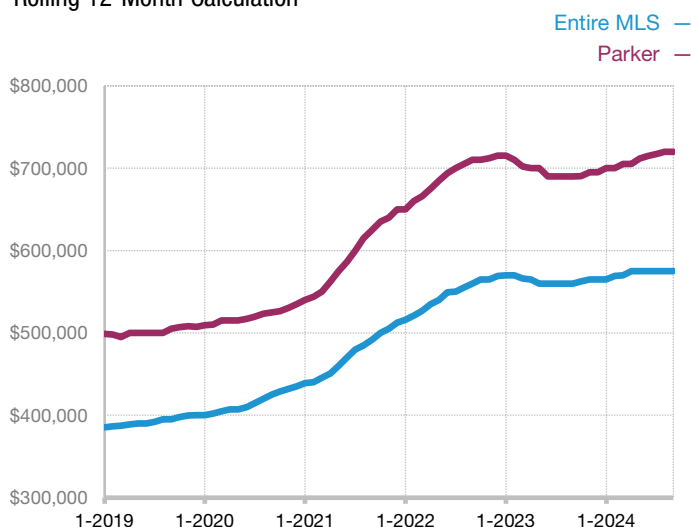
Single Family	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	338	406	+ 20.1%	--	--	--
Under Contract	119	162	+ 36.1%	1,320	1,314	- 0.5%
New Listings	163	195	+ 19.6%	1,546	1,754	+ 13.5%
Sold Listings	133	127	- 4.5%	1,298	1,229	- 5.3%
Days on Market Until Sale	34	49	+ 44.1%	36	39	+ 8.3%
Median Sales Price*	\$700,000	\$718,870	+ 2.7%	\$691,283	\$720,300	+ 4.2%
Average Sales Price*	\$818,286	\$809,439	- 1.1%	\$774,437	\$813,813	+ 5.1%
Percent of List Price Received*	98.7%	98.7%	0.0%	99.2%	99.0%	- 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	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	93	72	- 22.6%	--	--	--
Under Contract	36	17	- 52.8%	303	205	- 32.3%
New Listings	44	27	- 38.6%	362	281	- 22.4%
Sold Listings	29	20	- 31.0%	293	213	- 27.3%
Days on Market Until Sale	39	53	+ 35.9%	42	39	- 7.1%
Median Sales Price*	\$510,000	\$406,995	- 20.2%	\$455,000	\$419,990	- 7.7%
Average Sales Price*	\$483,271	\$442,095	- 8.5%	\$465,465	\$432,271	- 7.1%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	99.0%	99.0%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

