

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

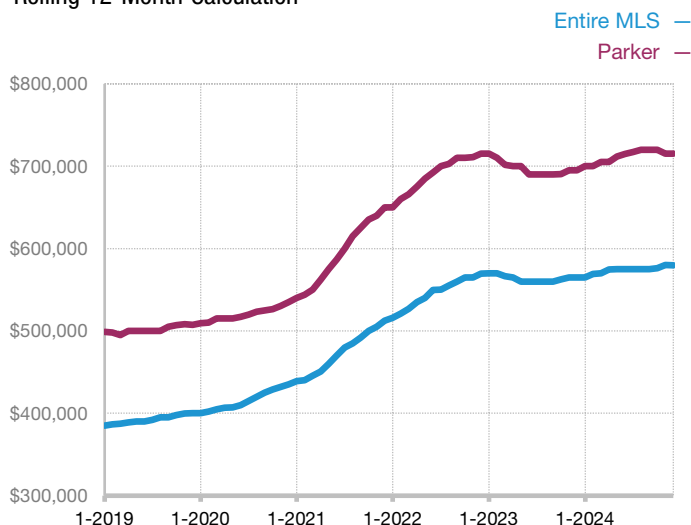
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	246	244	- 0.8%	--	--	--
Under Contract	100	106	+ 6.0%	1,609	1,648	+ 2.4%
New Listings	63	69	+ 9.5%	1,842	2,100	+ 14.0%
Sold Listings	100	132	+ 32.0%	1,621	1,654	+ 2.0%
Days on Market Until Sale	50	69	+ 38.0%	36	43	+ 19.4%
Median Sales Price*	\$694,945	\$712,500	+ 2.5%	\$695,000	\$715,000	+ 2.9%
Average Sales Price*	\$828,429	\$791,149	- 4.5%	\$782,442	\$803,176	+ 2.6%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	99.1%	98.9%	- 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	52	50	- 3.8%	--	--	--
Under Contract	32	14	- 56.3%	404	243	- 39.9%
New Listings	12	15	+ 25.0%	445	336	- 24.5%
Sold Listings	34	18	- 47.1%	405	257	- 36.5%
Days on Market Until Sale	55	53	- 3.6%	45	40	- 11.1%
Median Sales Price*	\$465,750	\$405,000	- 13.0%	\$450,000	\$410,000	- 8.9%
Average Sales Price*	\$470,904	\$408,069	- 13.3%	\$467,699	\$425,626	- 9.0%
Percent of List Price Received*	97.9%	99.4%	+ 1.5%	98.9%	99.0%	+ 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

