

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

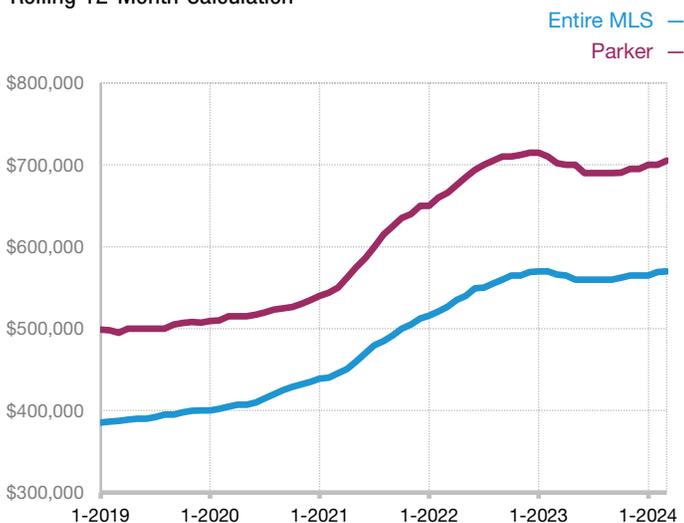
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	248	<b>227</b>	- 8.5%	--	--	--
Under Contract	154	<b>161</b>	+ 4.5%	430	<b>404</b>	- 6.0%
New Listings	221	<b>174</b>	- 21.3%	452	<b>466</b>	+ 3.1%
Sold Listings	166	<b>143</b>	- 13.9%	368	<b>339</b>	- 7.9%
Days on Market Until Sale	50	<b>35</b>	- 30.0%	54	<b>48</b>	- 11.1%
Median Sales Price*	\$674,750	<b>\$725,000</b>	+ 7.4%	\$675,000	<b>\$710,000</b>	+ 5.2%
Average Sales Price*	\$734,510	<b>\$829,425</b>	+ 12.9%	\$731,218	<b>\$801,370</b>	+ 9.6%
Percent of List Price Received*	99.0%	<b>99.1%</b>	+ 0.1%	98.5%	<b>98.9%</b>	+ 0.4%

\* 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	65	<b>38</b>	- 41.5%	--	--	--
Under Contract	42	<b>29</b>	- 31.0%	97	<b>80</b>	- 17.5%
New Listings	50	<b>30</b>	- 40.0%	115	<b>80</b>	- 30.4%
Sold Listings	33	<b>24</b>	- 27.3%	92	<b>79</b>	- 14.1%
Days on Market Until Sale	46	<b>32</b>	- 30.4%	48	<b>53</b>	+ 10.4%
Median Sales Price*	\$484,990	<b>\$421,445</b>	- 13.1%	\$450,000	<b>\$439,990</b>	- 2.2%
Average Sales Price*	\$469,353	<b>\$424,211</b>	- 9.6%	\$460,511	<b>\$459,049</b>	- 0.3%
Percent of List Price Received*	99.7%	<b>99.3%</b>	- 0.4%	98.8%	<b>98.7%</b>	- 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

