

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

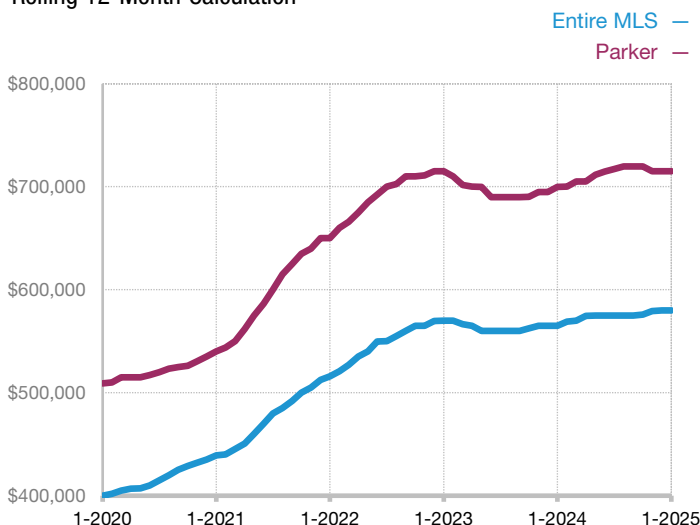
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	239	241	+ 0.8%	--	--	--
Under Contract	118	134	+ 13.6%	118	134	+ 13.6%
New Listings	127	142	+ 11.8%	127	142	+ 11.8%
Sold Listings	80	94	+ 17.5%	80	94	+ 17.5%
Days on Market Until Sale	64	72	+ 12.5%	64	72	+ 12.5%
Median Sales Price*	\$723,595	\$715,000	- 1.2%	\$723,595	\$715,000	- 1.2%
Average Sales Price*	\$786,735	\$869,095	+ 10.5%	\$786,735	\$869,095	+ 10.5%
Percent of List Price Received*	98.5%	98.5%	0.0%	98.5%	98.5%	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	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	47	62	+ 31.9%	--	--	--
Under Contract	24	19	- 20.8%	24	19	- 20.8%
New Listings	23	34	+ 47.8%	23	34	+ 47.8%
Sold Listings	29	12	- 58.6%	29	12	- 58.6%
Days on Market Until Sale	52	58	+ 11.5%	52	58	+ 11.5%
Median Sales Price*	\$507,000	\$442,495	- 12.7%	\$507,000	\$442,495	- 12.7%
Average Sales Price*	\$472,587	\$425,648	- 9.9%	\$472,587	\$425,648	- 9.9%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	98.3%	98.9%	+ 0.6%

* 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

