

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

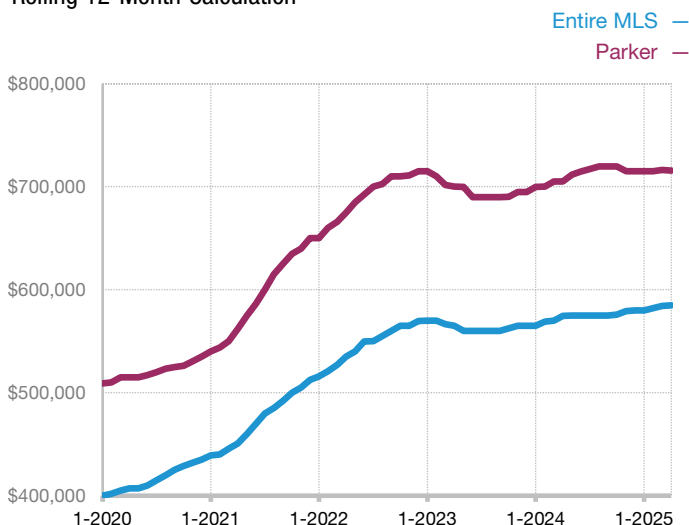
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	305	406	+ 33.1%	--	--	--
Under Contract	163	186	+ 14.1%	559	653	+ 16.8%
New Listings	219	290	+ 32.4%	687	873	+ 27.1%
Sold Listings	145	172	+ 18.6%	486	531	+ 9.3%
Days on Market Until Sale	34	37	+ 8.8%	43	50	+ 16.3%
Median Sales Price*	\$726,070	\$708,700	- 2.4%	\$712,500	\$715,661	+ 0.4%
Average Sales Price*	\$831,158	\$820,257	- 1.3%	\$809,566	\$826,097	+ 2.0%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.1%	98.8%	- 0.3%

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	57	66	+ 15.8%	--	--	--
Under Contract	24	20	- 16.7%	101	83	- 17.8%
New Listings	38	32	- 15.8%	120	121	+ 0.8%
Sold Listings	27	19	- 29.6%	106	69	- 34.9%
Days on Market Until Sale	32	45	+ 40.6%	48	50	+ 4.2%
Median Sales Price*	\$405,000	\$399,000	- 1.5%	\$432,526	\$399,990	- 7.5%
Average Sales Price*	\$415,555	\$401,060	- 3.5%	\$447,971	\$416,119	- 7.1%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	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

