

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

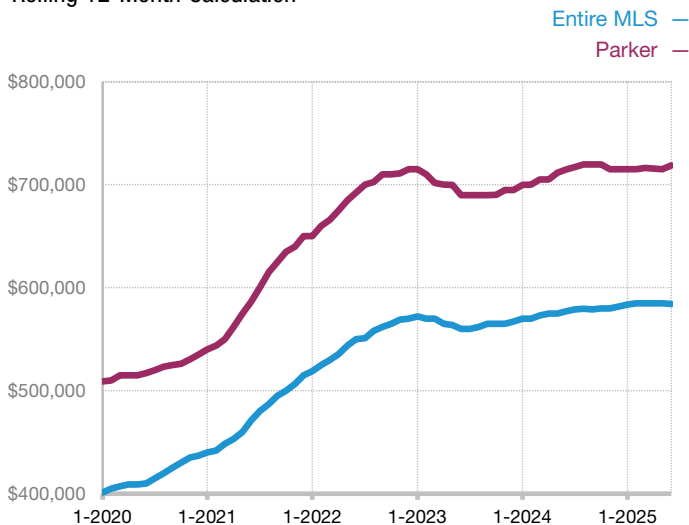
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	442	502	+ 13.6%	--	--	--
Under Contract	137	170	+ 24.1%	855	981	+ 14.7%
New Listings	210	232	+ 10.5%	1,171	1,398	+ 19.4%
Sold Listings	173	174	+ 0.6%	826	887	+ 7.4%
Days on Market Until Sale	29	35	+ 20.7%	36	43	+ 19.4%
Median Sales Price*	\$700,000	\$722,925	+ 3.3%	\$719,250	\$720,000	+ 0.1%
Average Sales Price*	\$794,014	\$821,665	+ 3.5%	\$806,912	\$817,373	+ 1.3%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.2%	98.9%	- 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	68	73	+ 7.4%	--	--	--
Under Contract	22	18	- 18.2%	148	120	- 18.9%
New Listings	32	28	- 12.5%	189	184	- 2.6%
Sold Listings	24	21	- 12.5%	159	116	- 27.0%
Days on Market Until Sale	34	38	+ 11.8%	40	46	+ 15.0%
Median Sales Price*	\$394,500	\$402,000	+ 1.9%	\$423,750	\$400,000	- 5.6%
Average Sales Price*	\$410,832	\$392,538	- 4.5%	\$434,991	\$415,064	- 4.6%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	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

