

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

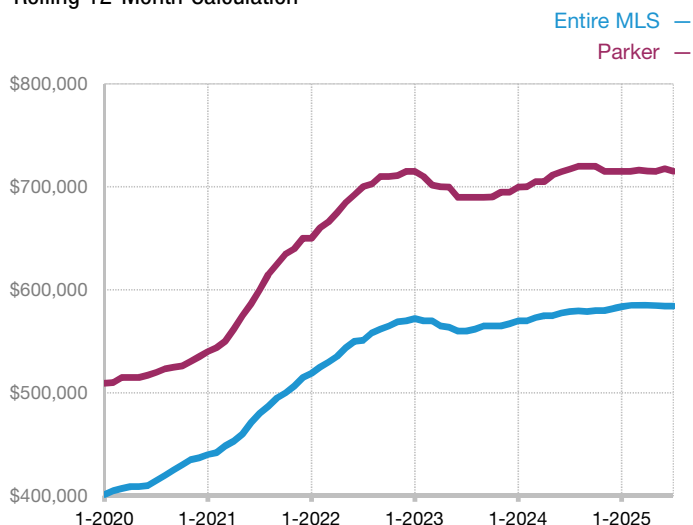
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	466	460	- 1.3%	--	--	--
Under Contract	148	174	+ 17.6%	1,003	1,142	+ 13.9%
New Listings	208	173	- 16.8%	1,379	1,572	+ 14.0%
Sold Listings	127	147	+ 15.7%	953	1,039	+ 9.0%
Days on Market Until Sale	33	40	+ 21.2%	36	43	+ 19.4%
Median Sales Price*	\$729,990	\$711,200	- 2.6%	\$720,000	\$719,900	- 0.0%
Average Sales Price*	\$854,034	\$802,910	- 6.0%	\$813,192	\$814,773	+ 0.2%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	91	75	- 17.6%	--	--	--
Under Contract	13	24	+ 84.6%	161	142	- 11.8%
New Listings	42	34	- 19.0%	231	217	- 6.1%
Sold Listings	19	19	0.0%	178	135	- 24.2%
Days on Market Until Sale	14	60	+ 328.6%	37	48	+ 29.7%
Median Sales Price*	\$408,000	\$390,000	- 4.4%	\$423,370	\$399,990	- 5.5%
Average Sales Price*	\$409,126	\$384,169	- 6.1%	\$432,230	\$410,716	- 5.0%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	98.9%	98.9%	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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

