

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

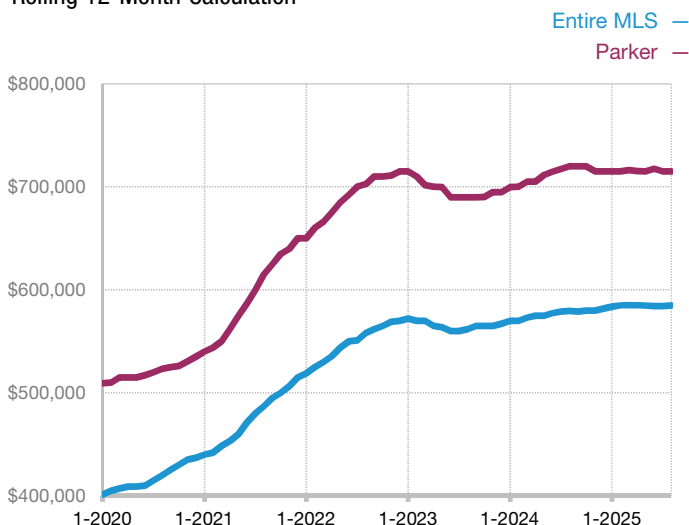
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	465	402	- 13.5%	--	--	--
Under Contract	151	169	+ 11.9%	1,154	1,303	+ 12.9%
New Listings	189	161	- 14.8%	1,568	1,731	+ 10.4%
Sold Listings	154	167	+ 8.4%	1,107	1,206	+ 8.9%
Days on Market Until Sale	47	44	- 6.4%	38	43	+ 13.2%
Median Sales Price*	\$725,000	\$700,000	- 3.4%	\$722,190	\$719,000	- 0.4%
Average Sales Price*	\$809,548	\$768,278	- 5.1%	\$812,685	\$808,334	- 0.5%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	99.1%	98.9%	- 0.2%

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	83	69	- 16.9%	--	--	--
Under Contract	25	28	+ 12.0%	186	166	- 10.8%
New Listings	24	25	+ 4.2%	255	242	- 5.1%
Sold Listings	16	21	+ 31.3%	194	156	- 19.6%
Days on Market Until Sale	36	64	+ 77.8%	37	50	+ 35.1%
Median Sales Price*	\$413,995	\$380,000	- 8.2%	\$422,583	\$397,000	- 6.1%
Average Sales Price*	\$425,108	\$403,590	- 5.1%	\$431,643	\$409,757	- 5.1%
Percent of List Price Received*	99.8%	100.7%	+ 0.9%	99.0%	99.2%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

