

# Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

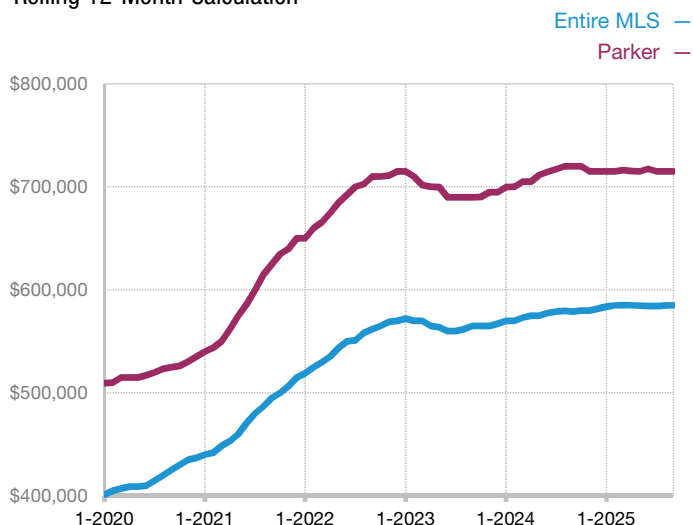
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	469	406	- 13.4%	--	--	--
Under Contract	149	147	- 1.3%	1,303	1,440	+ 10.5%
New Listings	195	205	+ 5.1%	1,763	1,933	+ 9.6%
Sold Listings	130	151	+ 16.2%	1,237	1,358	+ 9.8%
Days on Market Until Sale	49	53	+ 8.2%	39	44	+ 12.8%
Median Sales Price*	\$716,935	\$709,000	- 1.1%	\$720,000	\$717,885	- 0.3%
Average Sales Price*	\$806,275	\$815,403	+ 1.1%	\$812,011	\$809,086	- 0.4%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	99.0%	98.9%	- 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.

Townhouse/Condo	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	89	74	- 16.9%	--	--	--
Under Contract	16	13	- 18.8%	201	178	- 11.4%
New Listings	28	26	- 7.1%	283	268	- 5.3%
Sold Listings	20	20	0.0%	214	178	- 16.8%
Days on Market Until Sale	53	55	+ 3.8%	39	51	+ 30.8%
Median Sales Price*	\$406,995	\$402,000	- 1.2%	\$421,140	\$399,000	- 5.3%
Average Sales Price*	\$442,095	\$406,295	- 8.1%	\$432,620	\$409,454	- 5.4%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	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

