

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

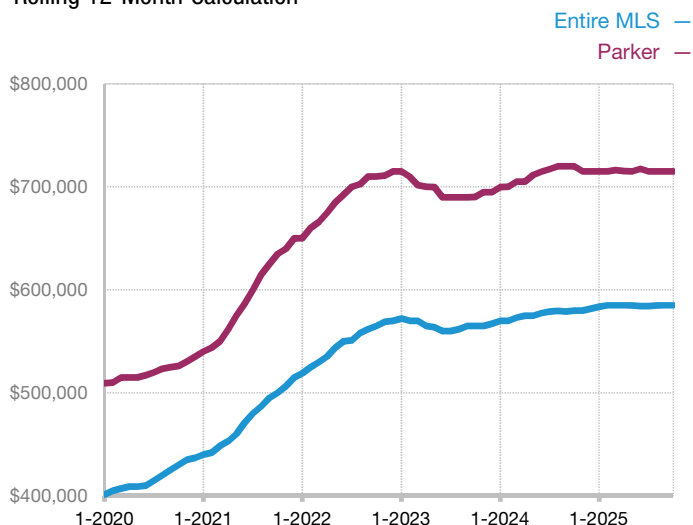
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	439	394	- 10.3%	--	--	--
Under Contract	132	136	+ 3.0%	1,435	1,564	+ 9.0%
New Listings	168	158	- 6.0%	1,931	2,091	+ 8.3%
Sold Listings	160	140	- 12.5%	1,397	1,501	+ 7.4%
Days on Market Until Sale	50	54	+ 8.0%	40	45	+ 12.5%
Median Sales Price*	\$707,800	\$700,000	- 1.1%	\$720,000	\$715,000	- 0.7%
Average Sales Price*	\$755,979	\$775,388	+ 2.6%	\$805,594	\$805,561	- 0.0%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	99.0%	98.8%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	95	72	- 24.2%	--	--	--
Under Contract	9	12	+ 33.3%	210	190	- 9.5%
New Listings	23	24	+ 4.3%	306	292	- 4.6%
Sold Listings	16	15	- 6.3%	230	193	- 16.1%
Days on Market Until Sale	41	42	+ 2.4%	39	50	+ 28.2%
Median Sales Price*	\$397,500	\$395,000	- 0.6%	\$419,990	\$399,000	- 5.0%
Average Sales Price*	\$379,405	\$426,527	+ 12.4%	\$428,918	\$410,781	- 4.2%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	99.0%	99.1%	+ 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

