

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

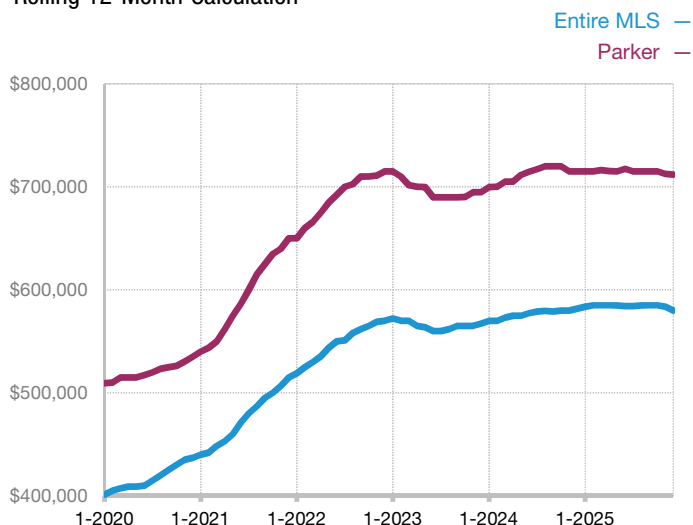
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	304	216	- 28.9%	--	--	--
Under Contract	96	74	- 22.9%	1,637	1,738	+ 6.2%
New Listings	69	48	- 30.4%	2,100	2,211	+ 5.3%
Sold Listings	132	122	- 7.6%	1,656	1,743	+ 5.3%
Days on Market Until Sale	69	60	- 13.0%	43	47	+ 9.3%
Median Sales Price*	\$712,500	\$709,946	- 0.4%	\$715,000	\$712,000	- 0.4%
Average Sales Price*	\$791,149	\$810,328	+ 2.4%	\$803,146	\$801,946	- 0.1%
Percent of List Price Received*	98.4%	98.8%	+ 0.4%	98.8%	98.8%	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.

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	71	54	- 23.9%	--	--	--
Under Contract	14	6	- 57.1%	241	206	- 14.5%
New Listings	15	10	- 33.3%	336	318	- 5.4%
Sold Listings	18	11	- 38.9%	257	213	- 17.1%
Days on Market Until Sale	53	54	+ 1.9%	40	51	+ 27.5%
Median Sales Price*	\$405,000	\$390,000	- 3.7%	\$410,000	\$395,000	- 3.7%
Average Sales Price*	\$408,069	\$391,833	- 4.0%	\$425,626	\$409,154	- 3.9%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	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

