

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

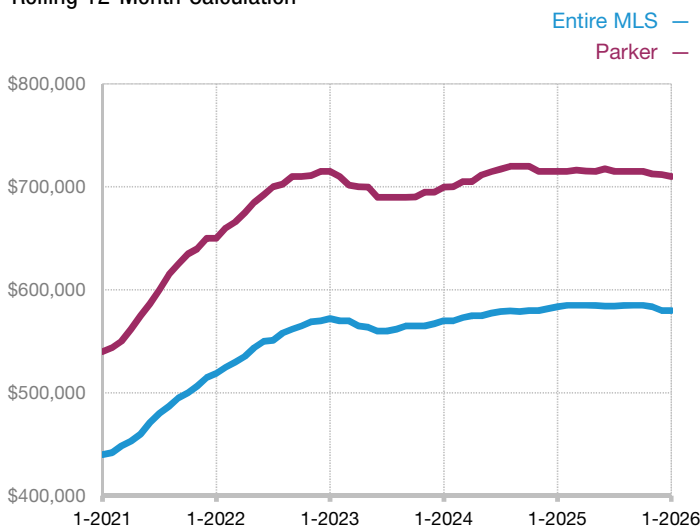
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	289	233	- 19.4%	--	--	--
Under Contract	128	130	+ 1.6%	128	130	+ 1.6%
New Listings	142	179	+ 26.1%	142	179	+ 26.1%
Sold Listings	95	70	- 26.3%	95	70	- 26.3%
Days on Market Until Sale	72	69	- 4.2%	72	69	- 4.2%
Median Sales Price*	\$715,000	\$681,000	- 4.8%	\$715,000	\$681,000	- 4.8%
Average Sales Price*	\$869,947	\$776,182	- 10.8%	\$869,947	\$776,182	- 10.8%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.5%	98.4%	- 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	78	62	- 20.5%	--	--	--
Under Contract	16	14	- 12.5%	16	14	- 12.5%
New Listings	33	26	- 21.2%	33	26	- 21.2%
Sold Listings	12	8	- 33.3%	12	8	- 33.3%
Days on Market Until Sale	58	98	+ 69.0%	58	98	+ 69.0%
Median Sales Price*	\$442,495	\$372,500	- 15.8%	\$442,495	\$372,500	- 15.8%
Average Sales Price*	\$425,648	\$394,480	- 7.3%	\$425,648	\$394,480	- 7.3%
Percent of List Price Received*	98.9%	97.8%	- 1.1%	98.9%	97.8%	- 1.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

