

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

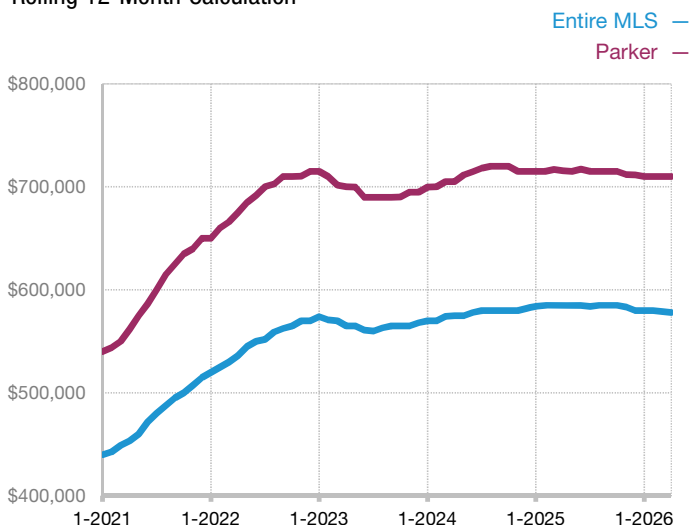
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	454	405	- 10.8%	--	--	--
Under Contract	175	143	- 18.3%	639	572	- 10.5%
New Listings	290	244	- 15.9%	876	869	- 0.8%
Sold Listings	177	159	- 10.2%	536	479	- 10.6%
Days on Market Until Sale	37	31	- 16.2%	50	48	- 4.0%
Median Sales Price*	\$705,400	\$720,000	+ 2.1%	\$715,331	\$710,000	- 0.7%
Average Sales Price*	\$818,281	\$804,338	- 1.7%	\$825,390	\$782,885	- 5.1%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	98.7%	99.1%	+ 0.4%

\* 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	82	99	+ 20.7%	--	--	--
Under Contract	19	22	+ 15.8%	81	83	+ 2.5%
New Listings	32	43	+ 34.4%	120	155	+ 29.2%
Sold Listings	19	20	+ 5.3%	69	69	0.0%
Days on Market Until Sale	46	20	- 56.5%	51	46	- 9.8%
Median Sales Price*	\$399,000	\$414,500	+ 3.9%	\$399,990	\$400,000	+ 0.0%
Average Sales Price*	\$401,060	\$411,020	+ 2.5%	\$416,119	\$396,774	- 4.6%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	99.0%	99.0%	0.0%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

