

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

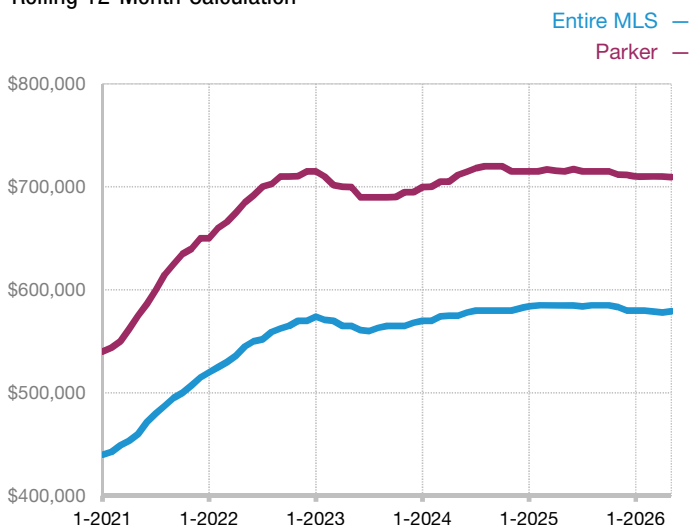
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	549	446	- 18.8%	--	--	--
Under Contract	163	200	+ 22.7%	802	759	- 5.4%
New Listings	292	276	- 5.5%	1,168	1,144	- 2.1%
Sold Listings	180	141	- 21.7%	716	622	- 13.1%
Days on Market Until Sale	31	32	+ 3.2%	45	45	0.0%
Median Sales Price*	\$725,000	\$705,000	- 2.8%	\$718,310	\$709,500	- 1.2%
Average Sales Price*	\$785,291	\$825,753	+ 5.2%	\$815,309	\$792,349	- 2.8%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	98.9%	99.1%	+ 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	89	97	+ 9.0%	--	--	--
Under Contract	21	28	+ 33.3%	102	109	+ 6.9%
New Listings	36	34	- 5.6%	156	189	+ 21.2%
Sold Listings	27	22	- 18.5%	96	91	- 5.2%
Days on Market Until Sale	41	40	- 2.4%	48	44	- 8.3%
Median Sales Price*	\$406,500	\$397,487	- 2.2%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$430,256	\$410,631	- 4.6%	\$420,095	\$400,124	- 4.8%
Percent of List Price Received*	98.9%	98.6%	- 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.

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



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

