

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

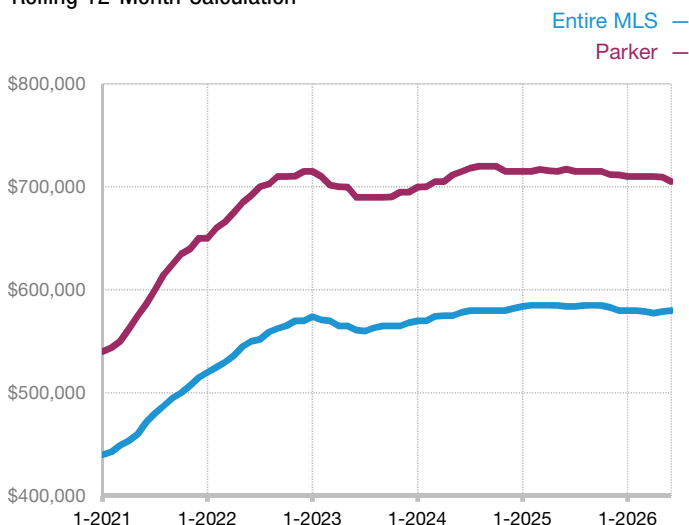
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	569	463	- 18.6%	--	--	--
Under Contract	161	171	+ 6.2%	963	914	- 5.1%
New Listings	230	231	+ 0.4%	1,398	1,375	- 1.6%
Sold Listings	178	168	- 5.6%	894	790	- 11.6%
Days on Market Until Sale	35	35	0.0%	43	43	0.0%
Median Sales Price*	\$722,925	\$700,000	- 3.2%	\$720,000	\$705,000	- 2.1%
Average Sales Price*	\$819,267	\$868,113	+ 6.0%	\$816,097	\$808,461	- 0.9%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	98.9%	99.2%	+ 0.3%

* 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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	95	102	+ 7.4%	--	--	--
Under Contract	16	20	+ 25.0%	118	127	+ 7.6%
New Listings	28	37	+ 32.1%	184	225	+ 22.3%
Sold Listings	21	21	0.0%	117	112	- 4.3%
Days on Market Until Sale	38	49	+ 28.9%	46	45	- 2.2%
Median Sales Price*	\$402,000	\$365,000	- 9.2%	\$400,000	\$392,500	- 1.9%
Average Sales Price*	\$392,538	\$383,843	- 2.2%	\$415,149	\$397,071	- 4.4%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	99.0%	98.8%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

