

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

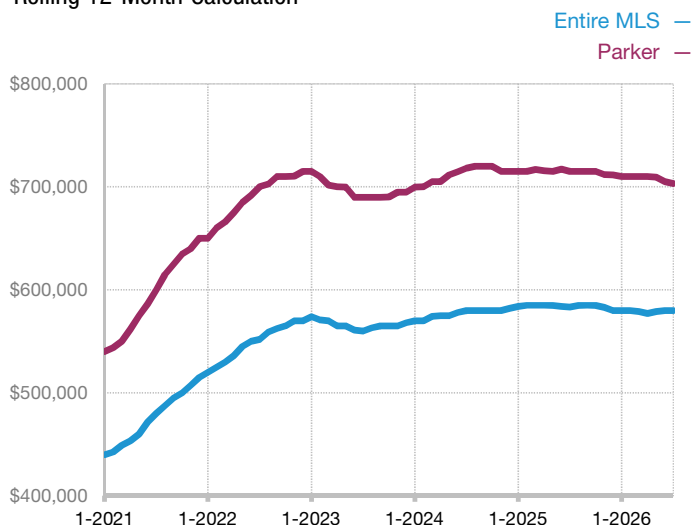
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	520	491	- 5.6%	--	--	--
Under Contract	164	136	- 17.1%	1,127	1,043	- 7.5%
New Listings	170	217	+ 27.6%	1,568	1,592	+ 1.5%
Sold Listings	147	170	+ 15.6%	1,041	962	- 7.6%
Days on Market Until Sale	40	32	- 20.0%	43	41	- 4.7%
Median Sales Price*	\$711,200	\$707,866	- 0.5%	\$719,000	\$705,030	- 1.9%
Average Sales Price*	\$802,910	\$845,787	+ 5.3%	\$814,235	\$814,979	+ 0.1%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	96	117	+ 21.9%	--	--	--
Under Contract	21	18	- 14.3%	139	144	+ 3.6%
New Listings	35	40	+ 14.3%	219	265	+ 21.0%
Sold Listings	19	18	- 5.3%	136	130	- 4.4%
Days on Market Until Sale	60	51	- 15.0%	48	46	- 4.2%
Median Sales Price*	\$390,000	\$398,875	+ 2.3%	\$399,990	\$395,500	- 1.1%
Average Sales Price*	\$384,169	\$411,277	+ 7.1%	\$410,821	\$399,038	- 2.9%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	98.9%	99.0%	+ 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

