

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

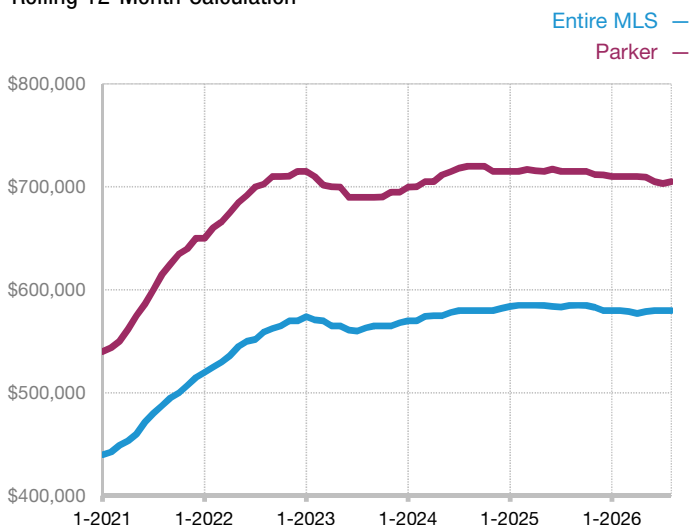
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	466	475	+ 1.9%	--	--	--
Under Contract	162	128	- 21.0%	1,289	1,159	- 10.1%
New Listings	160	174	+ 8.7%	1,728	1,765	+ 2.1%
Sold Listings	168	134	- 20.2%	1,209	1,097	- 9.3%
Days on Market Until Sale	44	50	+ 13.6%	43	42	- 2.3%
Median Sales Price*	\$700,500	\$728,000	+ 3.9%	\$719,000	\$710,000	- 1.3%
Average Sales Price*	\$768,241	\$853,077	+ 11.0%	\$807,844	\$819,460	+ 1.4%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	86	106	+ 23.3%	--	--	--
Under Contract	28	23	- 17.9%	167	165	- 1.2%
New Listings	25	30	+ 20.0%	244	294	+ 20.5%
Sold Listings	23	19	- 17.4%	159	149	- 6.3%
Days on Market Until Sale	61	56	- 8.2%	50	47	- 6.0%
Median Sales Price*	\$380,000	\$349,000	- 8.2%	\$399,000	\$390,000	- 2.3%
Average Sales Price*	\$404,796	\$373,255	- 7.8%	\$409,949	\$395,751	- 3.5%
Percent of List Price Received*	100.4%	97.5%	- 2.9%	99.1%	98.8%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

