

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

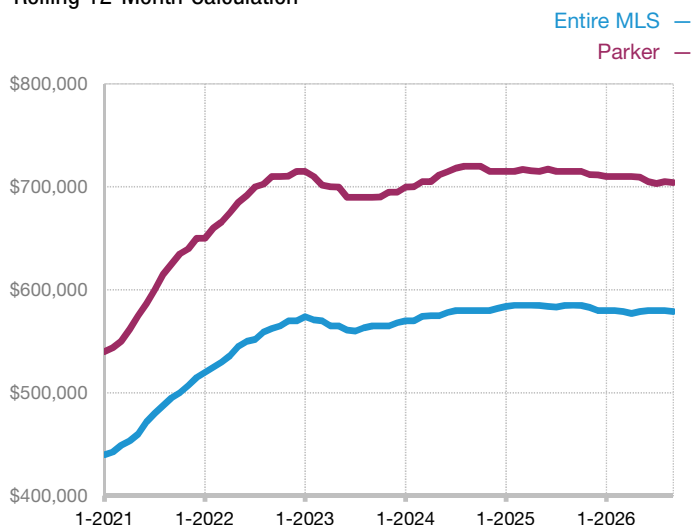
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	474	490	+ 3.4%	--	--	--
Under Contract	135	116	- 14.1%	1,424	1,268	- 11.0%
New Listings	205	192	- 6.3%	1,933	1,954	+ 1.1%
Sold Listings	152	116	- 23.7%	1,361	1,213	- 10.9%
Days on Market Until Sale	54	54	0.0%	44	43	- 2.3%
Median Sales Price*	\$707,500	\$699,700	- 1.1%	\$716,000	\$709,000	- 1.0%
Average Sales Price*	\$813,406	\$774,056	- 4.8%	\$808,465	\$815,118	+ 0.8%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	84	91	+ 8.3%	--	--	--
Under Contract	13	24	+ 84.6%	180	187	+ 3.9%
New Listings	26	29	+ 11.5%	270	323	+ 19.6%
Sold Listings	21	25	+ 19.0%	180	174	- 3.3%
Days on Market Until Sale	56	47	- 16.1%	51	47	- 7.8%
Median Sales Price*	\$405,000	\$421,000	+ 4.0%	\$399,000	\$390,000	- 2.3%
Average Sales Price*	\$413,948	\$398,599	- 3.7%	\$410,416	\$396,160	- 3.5%
Percent of List Price Received*	99.4%	97.9%	- 1.5%	99.2%	98.6%	- 0.6%

* 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

