Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Parker

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	463	**492**	+ 6.3%	--	**--**	--
Under Contract	127	**81**	- 36.2%	1,551	**1,347**	- 13.2%
New Listings	158	**135**	- 14.6%	2,091	**2,087**	- 0.2%
Sold Listings	143	**106**	- 25.9%	1,504	**1,319**	- 12.3%
Days on Market Until Sale	55	**54**	- 1.8%	45	**44**	- 2.2%
Median Sales Price*	$700,000	**$677,000**	- 3.3%	$715,000	**$702,000**	- 1.8%
Average Sales Price*	$773,716	**$758,460**	- 2.0%	$805,161	**$810,564**	+ 0.7%
Percent of List Price Received*	98.7%	**98.8%**	+ 0.1%	98.8%	**99.0%**	+ 0.2%

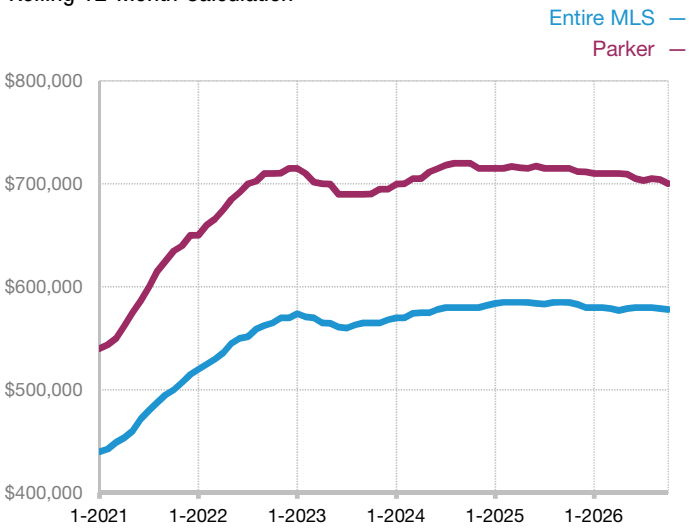
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

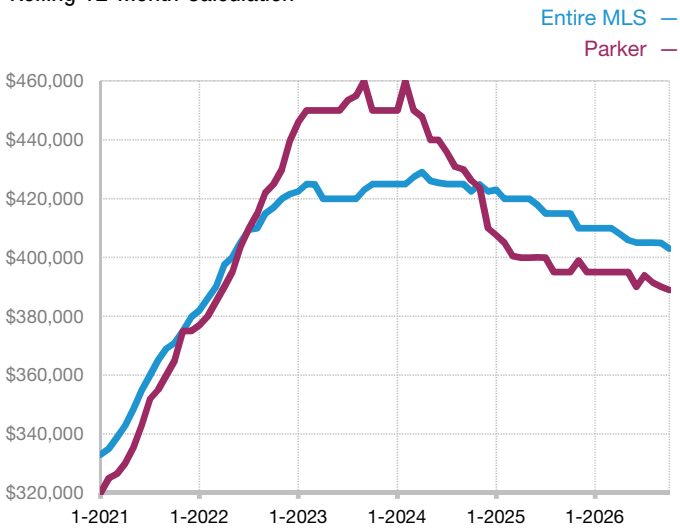
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	81	**98**	+ 21.0%	--	**--**	--
Under Contract	11	**14**	+ 27.3%	191	**199**	+ 4.2%
New Listings	23	**32**	+ 39.1%	293	**355**	+ 21.2%
Sold Listings	16	**18**	+ 12.5%	196	**191**	- 2.6%
Days on Market Until Sale	64	**71**	+ 10.9%	52	**50**	- 3.8%
Median Sales Price*	$402,500	**$372,375**	- 7.5%	$399,000	**$389,000**	- 2.5%
Average Sales Price*	$426,119	**$368,397**	- 13.5%	$411,698	**$393,026**	- 4.5%
Percent of List Price Received*	98.3%	**99.6%**	+ 1.3%	99.1%	**98.7%**	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.