

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Parker

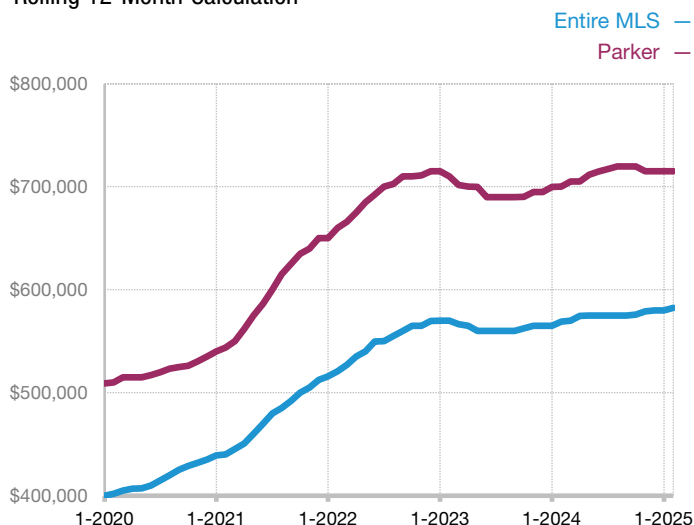
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	266	276	+ 3.8%	--	--	--
Under Contract	123	150	+ 22.0%	241	280	+ 16.2%
New Listings	165	198	+ 20.0%	292	339	+ 16.1%
Sold Listings	117	119	+ 1.7%	197	214	+ 8.6%
Days on Market Until Sale	51	61	+ 19.6%	56	66	+ 17.9%
Median Sales Price*	\$699,000	\$695,000	- 0.6%	\$700,000	\$711,000	+ 1.6%
Average Sales Price*	\$775,878	\$814,653	+ 5.0%	\$780,287	\$839,200	+ 7.6%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	98.8%	98.4%	- 0.4%

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	47	62	+ 31.9%	--	--	--
Under Contract	24	23	- 4.2%	48	39	- 18.8%
New Listings	29	22	- 24.1%	52	56	+ 7.7%
Sold Listings	26	21	- 19.2%	55	33	- 40.0%
Days on Market Until Sale	73	45	- 38.4%	62	49	- 21.0%
Median Sales Price*	\$505,405	\$405,000	- 19.9%	\$505,820	\$430,000	- 15.0%
Average Sales Price*	\$476,108	\$416,253	- 12.6%	\$474,251	\$419,669	- 11.5%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.5%	98.9%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

