

# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Parker

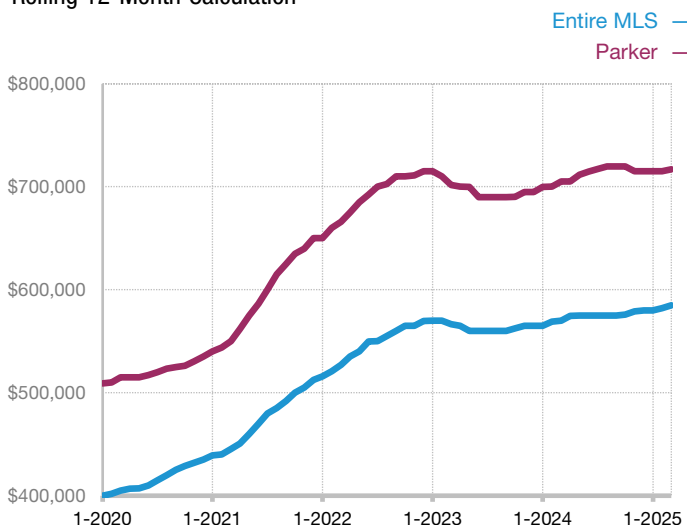
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	273	302	+ 10.6%	--	--	--
Under Contract	155	213	+ 37.4%	396	479	+ 21.0%
New Listings	176	245	+ 39.2%	468	584	+ 24.8%
Sold Listings	144	144	0.0%	341	356	+ 4.4%
Days on Market Until Sale	36	44	+ 22.2%	48	57	+ 18.8%
Median Sales Price*	\$724,815	\$737,500	+ 1.8%	\$710,000	\$716,375	+ 0.9%
Average Sales Price*	\$827,877	\$815,976	- 1.4%	\$800,384	\$830,152	+ 3.7%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	98.9%	98.6%	- 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	45	59	+ 31.1%	--	--	--
Under Contract	29	27	- 6.9%	77	65	- 15.6%
New Listings	30	33	+ 10.0%	82	89	+ 8.5%
Sold Listings	24	17	- 29.2%	79	50	- 36.7%
Days on Market Until Sale	32	58	+ 81.3%	53	52	- 1.9%
Median Sales Price*	\$421,445	\$399,990	- 5.1%	\$439,990	\$408,500	- 7.2%
Average Sales Price*	\$424,211	\$426,058	+ 0.4%	\$459,049	\$421,842	- 8.1%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	98.7%	99.0%	+ 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

