FREE GUIDE · 2026–27 EDITION

MOVING TO PARKER

THE INSIDER'S GUIDE

NEIGHBORHOODS · REAL MONTHLY COSTS · SCHOOLS · COMMUTES

Parker sorts into three sides of town. The side you pick decides your high school, your commute, your tax bill and how often you get in the car. This guide walks you through all of it before you buy, not after.

ALLIE YATES
Broker Associate, REALTOR®
The Agency | Denver

THE AGENCY

START HERE

WELCOME TO PARKER

I live in Parker, and I've sold real estate south of Denver for more than 20 years. I'm also a CPA, so I look at a house the way you'll eventually live with it: the monthly payment, the tax bill, the HOA, the drive.

Most people moving here start with a price range and a bedroom count. That's fine, but the questions that matter more are where you drive every day, what you want to walk to, and what the home really costs per month once taxes and dues are in. Two homes at the same price a few miles apart can be thousands of dollars a year apart in property tax.

This guide is the same walkthrough I give buyers in person. Use it to narrow your search, then call me when you want to see homes or run the numbers on a specific address.

PARKER AT A GLANCE

MEDIAN SALE PRICE · OCT 2026

$618,000

Up 0.5% from Oct 2025

HOMES FOR SALE · OCT 2026

275

▲ 27% more than a year ago: more choice for buyers

MEDIAN DAYS ON MARKET

47

Oct 2026, up from 39 a year ago

SALE PRICE VS. LIST

99.7%

Oct 2026 median

POPULATION

65,473

Census estimate, 2024

SCHOOL DISTRICT

1

Douglas County School District RE-1 serves suburban Parker

WHAT THE NUMBERS MEAN FOR YOU

Inventory is up and homes are taking longer to sell than last year, while prices have held roughly flat. For a buyer, that usually means more time to decide and more room to negotiate on terms like inspection repairs or closing costs. It varies a lot by neighborhood and price point, so I pull the current numbers for any area you're serious about.

Market figures: all residential sales in Parker, Oct 2026, third-party market data via Rechat. Population: U.S. Census Bureau 2024 estimate. Figures change monthly.

HOW PARKER IS LAID OUT

THREE SIDES OF TOWN

Parker Road runs north and south through the middle of town. Mainstreet crosses it in the center. Almost every neighborhood sorts into one of three zones.



SIDE	WHAT YOU GET	THE TRADEOFF	WHO ASKS ME ABOUT IT
North & west	Shortest drive to the Tech Center, I-25 and E-470. Mostly 1990s–2010s neighborhoods with finished trails, pools and mature trees. The widest price range in Parker.	Traffic. Lincoln and Jordan at 7:45 a.m. are real.	Buyers who commute north or west most days.
East	Built around Black Bear Golf Club and Tallman Gulch open space. Mountain views, sidewalks, and the middle and high school on Hilltop Road.	Distance. Getting west to I-25 and the Tech Center takes longer.	Buyers who want a walkable, amenity-heavy neighborhood and work from home or close by.
South	More space: ponderosa pines in the Pinery, half-acre to two-acre lots in Pradera and the Timbers, and most of Parker's new construction.	Newer neighborhoods often sit in a metro district, which adds a line to the tax bill (page 7).	Buyers who want trees and room, or a brand-new home.

NORTH & WEST PARKER

THE NEIGHBORHOODS

Price ranges come from recent listings, not sold averages, and HOA dues vary by sub-association. Schools are the assignments shown in MLS records; confirm any address on the DCSD locator.

STONEGATE

1990S–2010S · SINGLE-FAMILY AND TOWNHOMES · ~$550K–$900K SINGLE-FAMILY

The most amenity-dense neighborhood in Parker: clubhouse, several pools, tennis and pickleball, a lake, 14+ miles of internal trails and about 100 acres of open space, with Cherry Creek Trail access.

Schools: Pine Grove and Mammoth Heights elementaries (both on Stonegate Pkwy), Sierra MS, Chaparral HS.

Know before you buy: Stonegate Village Metropolitan District runs the amenities and water, and its levy shows on the tax bill. Smaller yards; school-hour traffic on the main loops.

COTTONWOOD

1980S–90S PLUS NEWER POCKETS · ~$365K CONDOS TO ~$650K

Some of Parker's earliest subdivisions, with mature trees, Cottonwood Park East and West, and Cherry Creek running through. Close to AdventHealth Parker, Parker Road and E-470.

Schools: Pine Lane Elementary, Sierra MS, Chaparral HS.

Know before you buy: Many streets have no HOA, but rules vary street to street. Older homes often need updating; road noise near Parker Road.

CLARKE FARMS

1990S SINGLE-FAMILY · ~$540K–$720K · HOA ~$110–120/MO

Central location with a clubhouse, pool, tennis and Cherry Creek Trail access. Some homes are a walk or bike ride from downtown.

Schools: Cherokee Trail Elementary, Chaparral HS.

Know before you buy: 1990s finishes and smaller lots.

BRADBURY RANCH

1996–2005 · ~$510K–$780K · HOA ~$105–175/MO

Pool, tennis, community center and trails that connect to Stonegate's system. Close to E-470, I-25 and the Tech Center.

Schools: Split. Some streets go to Chaparral, others to Legend. Check the locator.

SIERRA RIDGE

LENNAR, 2015–2020S · ~$725K–$900K

Newer homes with what is probably the easiest I-25 and Tech Center commute in Parker. Pool, clubhouse, seven parks and trails; Cherry Creek Trail for bike commuting.

Schools: Chaparral HS. **Note:** some websites label it Aurora; it's a Parker address.

NEWLIN CROSSING

LENNAR NEW CONSTRUCTION · ~$540K TOWNHOMES TO $735K+

New homes close to town, near O'Brien Park and the Hilltop trails. Pool and playgrounds; still building out.

Schools: Prairie Crossing Elementary, Sierra MS, Chaparral HS.

STEPPING STONE

SHEA HOMES, 2014–2023 · ~$625K–$900K

The Lantern House clubhouse, a competition-size pool, fitness center, four parks, a dog park and an active events calendar. Includes an all-ranch collection. About a mile from the Rueter-Hess Incline.

Schools: Prairie Crossing Elementary, Sierra MS, Chaparral HS.

Know before you buy: Small lots (many under 0.16 acre, some alley-load). Ask whether the filing you like is in a metro district.

EAST PARKER

THE NEIGHBORHOODS

VILLAGES OF PARKER / CANTERBERRY CROSSING

1990S–2010S · ~$600K–$1.1M, GOLF FRONTAGE HIGHER

Spelled Canterberry, with "berry." An established neighborhood built around Black Bear Golf Club, with a pool and splash park, two tennis areas, five parks and mountain views over the fairways. Many homes sit on cul-de-sacs.

Schools: Cimarron MS, Legend HS.

Know before you buy: Several sub-associations to sort through. Golf membership is private and separate. Longer drive west to I-25.

IDYLLWILDE & REATA NORTH

2005–2016 · ~$620K–$1.1M · HOA ~$128–138/MO

Craftsman and traditional homes with sidewalks everywhere. The Grand Hall clubhouse, fitness center, a pool with a waterslide and Fika Coffee House are inside the neighborhood, with Tallman Gulch open space next door.

Schools: Cimarron MS and Legend HS, both walkable from parts of the neighborhood.

Know before you buy: School traffic on Hilltop; suburban-size lots; east-side commute.

HIDDEN RIVER

1990S–2000S · MEDIAN SALE ~$672K

East-central, close to Mainstreet, shopping and Target, with the Tallman Gulch Trail running through.

Schools: Legend HS.

Know before you buy: Few neighborhood amenities of its own; you trade the clubhouse for location.

FOUR QUESTIONS I ASK EVERY BUYER

1. Where do you drive every day? Tech Center or I-25 north points to the north and west side. Castle Rock or the south end of I-25 points south.

2. What do you want to walk to? Pools, trails and a clubhouse in the neighborhood: Stonegate, Idyllwilde, Stepping Stone, Stroh Ranch.

3. Do you want space, trees and quiet? Look at the Pinery, the Timbers and Pradera on the south side.

4. What's your real monthly budget? Not the purchase price. HOA dues and metro district taxes swing a lot between neighborhoods. Page 7 shows the math.

OTHER PARKER SUBDIVISIONS WORTH KNOWING

Old Town Parker, Parker Homestead, Parker North, Parker Hylands, Pine Bluffs, Dove Ridge, Auburn Hills, Salisbury Heights, Antelope Heights, Enclave at Pine Grove, Hunters Chase, Cielo and Pinery West. East and south of town you'll also find acreage areas like Ponderosa Hills, Elkhorn Ranch and Deer Creek Farm, and further out, Franktown and Elizabeth. If land is on your list, tell me early. Wells, septic, zoning and wildfire mitigation work differently than in a subdivision.

THE NEIGHBORHOODS

STROH RANCH

1990S–2018 · ~$350K CONDOS TO ~$750K

The Creekside Rec Center (indoor and outdoor pools, fitness, courts), parks and soccer fields, with the Cherry Creek Trail running through. Close to downtown. Dues are very low in parts.

Schools: Legacy Point Elementary, Sagewood MS, Ponderosa HS. Leman Academy (charter) is on Stroh Road.

ANTHOLOGY

CENTURY COMMUNITIES, 2010S–2020S · ~$600K–$850K · HOA ~$225–300/QUARTER

Single-family and paired homes with a clubhouse, pool and trails, minutes from Rueter-Hess Reservoir and the Incline.

Schools: Legacy Point Elementary (inside the neighborhood), Sagewood MS, Ponderosa HS.

Know before you buy: Metro district status differs by filing. Check the tax bill for the specific home.

LOOKING GLASS

NEW CONSTRUCTION, 2020S · ~$580K–$910K

Several builders, single-family and townhomes, a new pool and clubhouse, pickleball, dog parks and a growing trail network. Builder incentives are common.

Schools: Legacy Point Elementary, Ponderosa HS.

Know before you buy: One 2023 home listed at $910K showed $9,684 in 2025 property taxes. Read page 7 before writing an offer here.

TRAILS AT CROWFOOT

2020S NEW CONSTRUCTION · ~$590K–$710K NEW

Pool, a 17-acre community park, sports courts and 4+ miles of internal trails, with a paired-home option. Near Rueter-Hess.

Schools (per builders): Mountain View / Northeast elementaries, Sagewood MS, Ponderosa HS.

THE PINERY & TIMBERS AT THE PINERY

1970S–2000S · ~$485K TOWNHOMES TO $2M+

Ponderosa pines, wildlife and bigger lots, with Bingham Lake and several parks. The Timbers is the custom-home section on half-acre-plus lots. Pinery Country Club membership is separate.

Schools: Mountain View (K–2) and Northeast (3–5) elementaries, Sagewood MS, Ponderosa HS.

Know before you buy: Many homes need updating. In a pine forest, ask about wildfire mitigation and get an insurance quote early.

PRADERA

GATED, CUSTOM AND SEMI-CUSTOM · ~$1.2M–$2.5M · HOA ~$424/YR

Half-acre to 2+ acre lots and golf villas, with views, open space and a private golf club (membership separate).

Schools: Mountain View / Northeast, Sagewood MS, Ponderosa HS.

Know before you buy: Longer north commute; large-lot upkeep and water use.

THE CPA PAGE

WHAT A PARKER HOME REALLY COSTS PER MONTH

Your monthly cost is your mortgage payment plus four things that change by address: property tax, HOA dues, any metro district levy and homeowners insurance.

HOW COLORADO PROPERTY TAX WORKS IN 2026

Your tax is your home's assessed value times the total mill levy for its tax district. One mill is $1 per $1,000 of assessed value. For the 2026 tax year (paid in 2027), the school portion is assessed at 7.05% of value. Everything else uses 6.8% after the first 10% of value (up to $70,000) is taken off.

Every address inside town limits pays the same base stack of about 85 mills: county, schools, town, library, fire and a few others. Many neighborhoods add a metro district or other special district on top. In 2025, Parker tax districts ranged from about 85 to about 210 total mills.

THE MATH ON A MEDIAN-PRICED HOME ($618,000)

WHAT'S ON THE BILL	PER YEAR	PER MONTH
Base Parker levy, about 85 mills, no metro district	~$3,500	~$290
Each 10 mills of metro district on top	~$380	~$32
A 40-mill metro district	+ ~$1,500	+ ~$125
Top of Parker's range (~210 total mills)	+ ~$4,700	+ ~$395

Estimates for illustration using 2026 assessment rates and 2025 mill levies. Your actual bill depends on the assessor's value and the levies certified each December.

HOA DUES I'M SEEING

- Clarke Farms: ~$110–120 a month
- Bradbury Ranch: ~$105–175 a month by sub-association
- Idyllwilde / Reata North: ~$128–138 a month
- Anthology: ~$225–300 a quarter
- Pradera: ~$424 a year (golf club separate)
- Parts of Cottonwood and the Timbers: no HOA

THREE THINGS I CHECK BEFORE YOU OFFER

- **The actual tax bill**, not the listing estimate. Look up the address on the Douglas County Assessor site.
- **New construction.** The prior year's tax may reflect vacant land. Your first full bill can be much higher.
- **The HOA budget and reserves**, plus any special assessments, before your objection deadline.

Sources: Colorado Division of Property Taxation and county assessor guidance on 2026 rates (HB24B-1001); Douglas County Assessor, 2025 Tax Districts and Mill Levies; Town of Parker 2026 budget. HOA figures from recent listing records.

HOW SCHOOLS WORK IN PARKER

Your address assigns a neighborhood school, but it doesn't lock you in. Here's how the system works and where the real data lives.

ONE DISTRICT, THREE HIGH SCHOOLS

Every neighborhood in this guide is in Douglas County School District RE-1 (DCSD), which also covers Castle Rock, Highlands Ranch and Lone Tree. Most Parker addresses feed one of three high schools, and they line up with the three sides of town.

HIGH SCHOOL	MOSTLY SERVES	FROM THE LATEST STATE DATA
Chaparral	North and west Parker	About a 97% four-year graduation rate; roughly 2,000 students
Legend	East Parker (on Hilltop Road)	82% of 11th graders proficient or above in SAT reading and writing in 2024–25, vs. 62% statewide
Ponderosa	South Parker	Earned the state's top plan type, "Performance Plan," in 2025; about 1,400 students

CHECK THE EXACT ADDRESS

Boundaries can split inside a neighborhood. Bradbury Ranch goes to Chaparral on some streets and Legend on others. Before you fall for a house, look it up on the DCSD school locator. Don't rely on the listing or a neighbor's memory.

YOU CAN APPLY ELSEWHERE

DCSD's open enrollment lets families apply to schools outside their assigned zone when there's space. For the 2026–27 year, the application window ran Feb. 9–20. Check dcsd.net for the 2027–28 dates as soon as you know you're moving.

CHARTER SCHOOLS

Charters are tuition-free public schools that admit by application or lottery, not by address. Many have waitlists, so apply early, sometimes before you've bought. In Parker:

- Parker Core Knowledge (K–8)
- American Academy (Motsenbocker and Lincoln Meadows campuses)
- Leman Academy (Stroh Road)
- North Star Academy · Challenge to Excellence
- Global Village Academy
- Colorado Early Colleges Parker (high school)

COMPARE SCHOOLS AT THE SOURCE

Rating websites each use their own formula. The Colorado Department of Education's SchoolView (cde.state.co.us/schoolview) shows enrollment, test results, graduation rates and the state's official rating for every school. And even if you don't have kids in school, know which schools your home feeds. Your future buyer may care.

Sources: CDE SchoolView; SchoolDigger (Legend SAT data); DCSD open enrollment pages. Charter list current as of fall 2026; confirm enrollment rules with each school.

GETTING AROUND

COMMUTES FROM PARKER

FROM DOWNTOWN PARKER TO	DISTANCE	TYPICAL DRIVE	ROUTE NOTES
Denver Tech Center	~15–17 mi	20–25 min	Lincoln Ave to I-25, or E-470. North and west Parker shave minutes.
Denver International Airport	~30 mi	30–40 min	E-470 north (toll road) to Peña Blvd.
Downtown Denver	~23–25 mi	30–35 min	Off-peak. RTD's Route P bus runs commuter service.
Park Meadows / Lone Tree	~12 mi	15–20 min	Light rail stations in Lone Tree connect to Denver.
AdventHealth Parker	~3–5 mi	5–10 min	Off Parker Road near E-470.

Off-peak estimates. Rush hour, snow and construction add time. I'm happy to drive a route with you at the hour you'd actually commute.

EVERYDAY LIFE

WHAT LIVING HERE LOOKS LIKE

DOWNTOWN AND MAINSTREET

Historic buildings, local restaurants and shops, and the West End district near the theater. The PACE Center hosts shows, O'Brien Park has the H2O'Brien pool, and events run year-round: Parker Days in summer, the farmers market and the holiday lighting at O'Brien Park.

FOOD AND COFFEE

A few local favorites: Poulette Bakeshop (a 2025 James Beard finalist for pastry), Fika Coffee House in Idyllwilde, and Mainstreet spots like Parker Garage and Black+Haus Tavern.

OUTSIDE

The Cherry Creek Trail runs the length of town for walking, running and bike commuting. Rueter-Hess Reservoir has the 132-step Incline and 6+ miles of trails, with paddleboarding and kayaking by reservation in season. Tallman Gulch and dozens of neighborhood trails fill in the rest.

HEALTHCARE AND SHOPPING

AdventHealth Parker sits on the north side of town, with more hospitals in Lone Tree. Park Meadows and Southlands are about 15 minutes away for bigger shopping trips.

Distances and times from the Town of Parker area to each destination, cross-checked against multiple routing sources, fall 2026. Rueter-Hess details: Douglas County Rueter-Hess Recreation.

YOUR MOVE

THE PARKER BUYER CHECKLIST

The steps I walk every buyer through, in the order they come up.

BEFORE YOU TOUR

- [ ] Pick your side of town using the four questions on page 5
- [ ] Get pre-approved, and ask your lender to use a realistic tax figure, not the listing estimate
- [ ] Look up any school you care about on SchoolView and the DCSD locator
- [ ] If a charter matters, apply before you buy
- [ ] Drive your commute at the hour you'd actually make it

BEFORE YOU WRITE AN OFFER

- [ ] Pull the home's actual tax bill and check for a metro district
- [ ] Ask for the HOA dues, budget, reserves and any special assessments
- [ ] Confirm which HOA handles snow removal and what the rules cover
- [ ] Get a homeowners insurance quote, especially near open space or pines

UNDER CONTRACT

- [ ] Order a general inspection and a radon test. Elevated radon is common along the Front Range, and mitigation is a routine fix.
- [ ] Ask about roof age and any hail claims. Colorado roofs see hail.
- [ ] On new construction, get your own inspection even with a builder warranty
- [ ] Read the HOA documents before your objection deadline

AFTER YOU MOVE

- [ ] Sign up for Town of Parker updates and the events calendar
- [ ] Find your trash and recycling provider; it varies by neighborhood and HOA
- [ ] Save the Douglas County Assessor site to check your value each spring
- [ ] Walk the closest trail. That's how most people find their favorite spots.

KEEP WATCHING

I'm touring Parker's neighborhoods one at a time on my YouTube channel, **Living in Parker CO & South Denver**, at youtube.com/@allieyatesrealestate. Start with "Parker Neighborhoods Explained," then the metro districts video before you look at new construction.

LET'S TALK ABOUT YOUR MOVE

REAL ESTATE FOR REAL LIFE CHANGES

Moving to a new town is a lot of decisions at once. You don't have to sort them out alone.

When you're ready, send me the neighborhoods you're considering and your timing. I'll pull current sales, the real tax numbers on homes you like, and the school assignments for each address. If you're coming from out of state, we can start with a video call and a short list before you fly in.

Call or text me at 720.987.6808.

BUYING IN PARKER

Neighborhood tours, tax and HOA math on any address, new-construction guidance, and a buyer plan built around your timing.

SELLING TO MOVE

If you're selling somewhere else to buy here, I'll help you plan the timing and the numbers on both sides, and connect you with an agent I trust if your home is out of state.

This guide is general information, not legal, tax or lending advice. Figures are estimates from public and third-party sources as of November 2026 and change over time. Verify school assignments, taxes, HOA dues and boundaries for any specific property.



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