

# Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

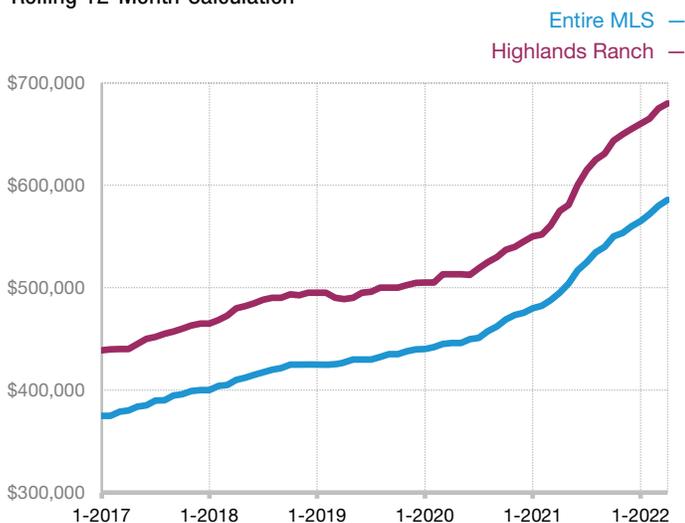
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	63	<b>70</b>	+ 11.1%	--	--	--
Under Contract	170	<b>148</b>	- 12.9%	521	<b>457</b>	- 12.3%
New Listings	191	<b>187</b>	- 2.1%	567	<b>522</b>	- 7.9%
Sold Listings	146	<b>138</b>	- 5.5%	418	<b>374</b>	- 10.5%
Days on Market Until Sale	4	<b>5</b>	+ 25.0%	5	<b>7</b>	+ 40.0%
Median Sales Price*	\$697,500	<b>\$797,800</b>	+ 14.4%	\$636,725	<b>\$743,500</b>	+ 16.8%
Average Sales Price*	\$782,621	<b>\$961,675</b>	+ 22.9%	\$721,849	<b>\$860,795</b>	+ 19.2%
Percent of List Price Received*	106.9%	<b>108.0%</b>	+ 1.0%	105.5%	<b>107.0%</b>	+ 1.4%

\* 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	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	6	<b>11</b>	+ 83.3%	--	--	--
Under Contract	29	<b>22</b>	- 24.1%	97	<b>78</b>	- 19.6%
New Listings	31	<b>25</b>	- 19.4%	96	<b>88</b>	- 8.3%
Sold Listings	26	<b>23</b>	- 11.5%	96	<b>87</b>	- 9.4%
Days on Market Until Sale	6	<b>4</b>	- 33.3%	10	<b>9</b>	- 10.0%
Median Sales Price*	\$470,000	<b>\$569,900</b>	+ 21.3%	\$423,450	<b>\$510,100</b>	+ 20.5%
Average Sales Price*	\$452,519	<b>\$574,087</b>	+ 26.9%	\$429,160	<b>\$539,761</b>	+ 25.8%
Percent of List Price Received*	102.8%	<b>106.0%</b>	+ 3.1%	101.4%	<b>104.5%</b>	+ 3.1%

\* 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

