

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

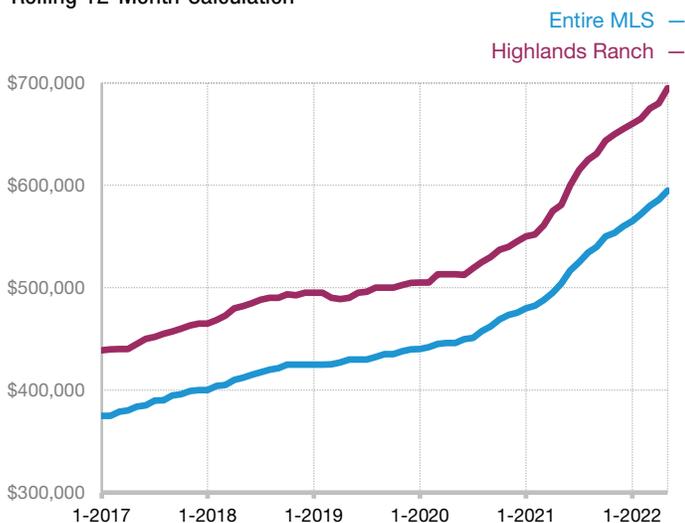
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	48	<b>80</b>	+ 66.7%	--	--	--
Under Contract	178	<b>153</b>	- 14.0%	699	<b>606</b>	- 13.3%
New Listings	168	<b>168</b>	0.0%	735	<b>690</b>	- 6.1%
Sold Listings	161	<b>143</b>	- 11.2%	579	<b>519</b>	- 10.4%
Days on Market Until Sale	5	<b>5</b>	0.0%	5	<b>6</b>	+ 20.0%
Median Sales Price*	\$625,000	<b>\$780,000</b>	+ 24.8%	\$636,000	<b>\$752,000</b>	+ 18.2%
Average Sales Price*	\$771,586	<b>\$900,633</b>	+ 16.7%	\$735,679	<b>\$871,480</b>	+ 18.5%
Percent of List Price Received*	106.1%	<b>105.8%</b>	- 0.3%	105.7%	<b>106.6%</b>	+ 0.9%

\* 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	10	<b>10</b>	0.0%	--	--	--
Under Contract	32	<b>34</b>	+ 6.3%	129	<b>112</b>	- 13.2%
New Listings	37	<b>34</b>	- 8.1%	133	<b>122</b>	- 8.3%
Sold Listings	25	<b>21</b>	- 16.0%	121	<b>108</b>	- 10.7%
Days on Market Until Sale	4	<b>3</b>	- 25.0%	9	<b>8</b>	- 11.1%
Median Sales Price*	\$455,000	<b>\$550,000</b>	+ 20.9%	\$427,000	<b>\$510,460</b>	+ 19.5%
Average Sales Price*	\$441,096	<b>\$564,762</b>	+ 28.0%	\$431,626	<b>\$544,622</b>	+ 26.2%
Percent of List Price Received*	104.0%	<b>107.2%</b>	+ 3.1%	101.9%	<b>105.0%</b>	+ 3.0%

\* 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

