

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

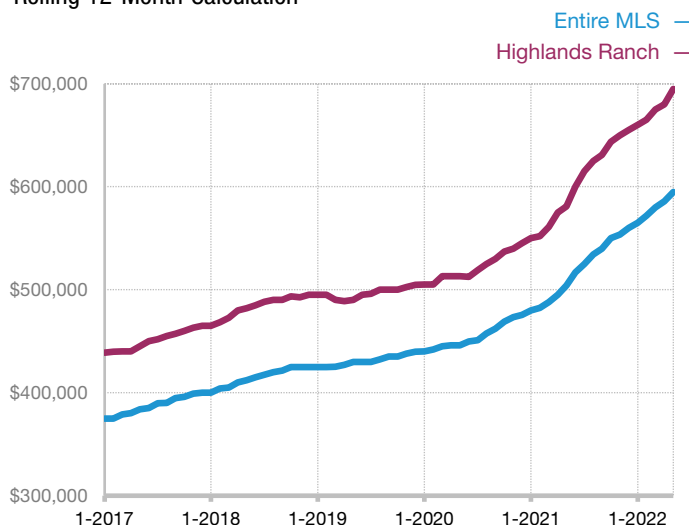
Single Family	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	48	80	+ 66.7%	--	--	--
Under Contract	178	153	- 14.0%	699	606	- 13.3%
New Listings	168	168	0.0%	735	690	- 6.1%
Sold Listings	161	143	- 11.2%	579	519	- 10.4%
Days on Market Until Sale	5	5	0.0%	5	6	+ 20.0%
Median Sales Price*	\$625,000	\$780,000	+ 24.8%	\$636,000	\$752,000	+ 18.2%
Average Sales Price*	\$771,586	\$900,633	+ 16.7%	\$735,679	\$871,480	+ 18.5%
Percent of List Price Received*	106.1%	105.8%	- 0.3%	105.7%	106.6%	+ 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		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	10	10	0.0%	--	--	--
Under Contract	32	34	+ 6.3%	129	112	- 13.2%
New Listings	37	34	- 8.1%	133	122	- 8.3%
Sold Listings	25	21	- 16.0%	121	108	- 10.7%
Days on Market Until Sale	4	3	- 25.0%	9	8	- 11.1%
Median Sales Price*	\$455,000	\$550,000	+ 20.9%	\$427,000	\$510,460	+ 19.5%
Average Sales Price*	\$441,096	\$564,762	+ 28.0%	\$431,626	\$544,622	+ 26.2%
Percent of List Price Received*	104.0%	107.2%	+ 3.1%	101.9%	105.0%	+ 3.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

