

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

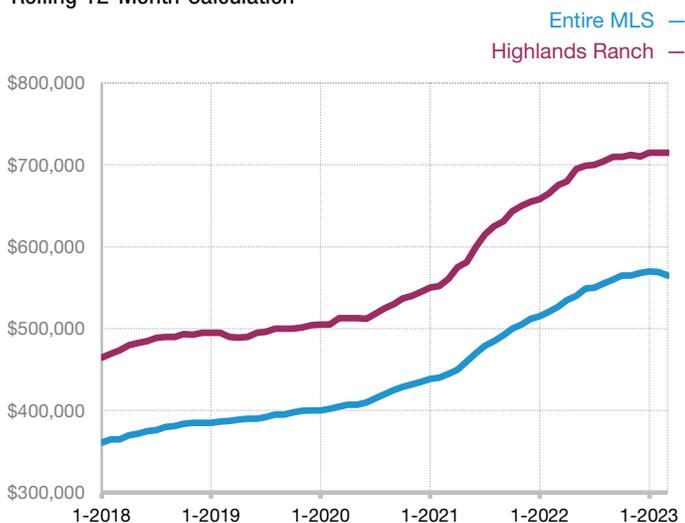
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	42	47	+ 11.9%	--	--	--
Under Contract	136	92	- 32.4%	309	230	- 25.6%
New Listings	163	95	- 41.7%	337	216	- 35.9%
Sold Listings	101	90	- 10.9%	238	193	- 18.9%
Days on Market Until Sale	5	23	+ 360.0%	9	39	+ 333.3%
Median Sales Price*	\$752,000	\$774,500	+ 3.0%	\$700,000	\$710,000	+ 1.4%
Average Sales Price*	\$871,008	\$920,557	+ 5.7%	\$800,153	\$823,430	+ 2.9%
Percent of List Price Received*	108.4%	100.4%	- 7.4%	106.3%	99.5%	- 6.4%

* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	11	19	+ 72.7%	--	--	--
Under Contract	16	27	+ 68.8%	55	65	+ 18.2%
New Listings	26	24	- 7.7%	64	66	+ 3.1%
Sold Listings	26	33	+ 26.9%	64	55	- 14.1%
Days on Market Until Sale	5	36	+ 620.0%	11	34	+ 209.1%
Median Sales Price*	\$536,500	\$516,000	- 3.8%	\$500,000	\$510,000	+ 2.0%
Average Sales Price*	\$537,170	\$571,911	+ 6.5%	\$527,425	\$540,135	+ 2.4%
Percent of List Price Received*	106.8%	98.7%	- 7.6%	104.0%	99.0%	- 4.8%

* 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

