

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

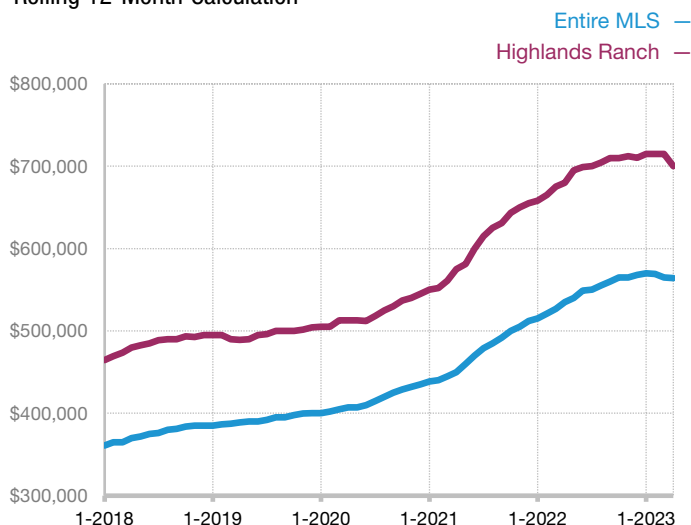
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	81	60	- 25.9%	--	--	--
Under Contract	145	119	- 17.9%	454	345	- 24.0%
New Listings	188	131	- 30.3%	525	347	- 33.9%
Sold Listings	140	87	- 37.9%	378	280	- 25.9%
Days on Market Until Sale	5	24	+ 380.0%	7	34	+ 385.7%
Median Sales Price*	\$797,800	\$699,000	- 12.4%	\$737,000	\$700,000	- 5.0%
Average Sales Price*	\$959,151	\$847,860	- 11.6%	\$859,041	\$831,021	- 3.3%
Percent of List Price Received*	107.9%	100.7%	- 6.7%	106.9%	99.9%	- 6.5%

* 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	15	10	- 33.3%	--	--	--
Under Contract	21	28	+ 33.3%	76	92	+ 21.1%
New Listings	25	22	- 12.0%	89	88	- 1.1%
Sold Listings	24	21	- 12.5%	88	76	- 13.6%
Days on Market Until Sale	5	31	+ 520.0%	10	33	+ 230.0%
Median Sales Price*	\$559,450	\$525,000	- 6.2%	\$510,050	\$515,500	+ 1.1%
Average Sales Price*	\$566,208	\$555,185	- 1.9%	\$538,002	\$544,294	+ 1.2%
Percent of List Price Received*	106.1%	100.0%	- 5.7%	104.6%	99.2%	- 5.2%

* 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

