

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

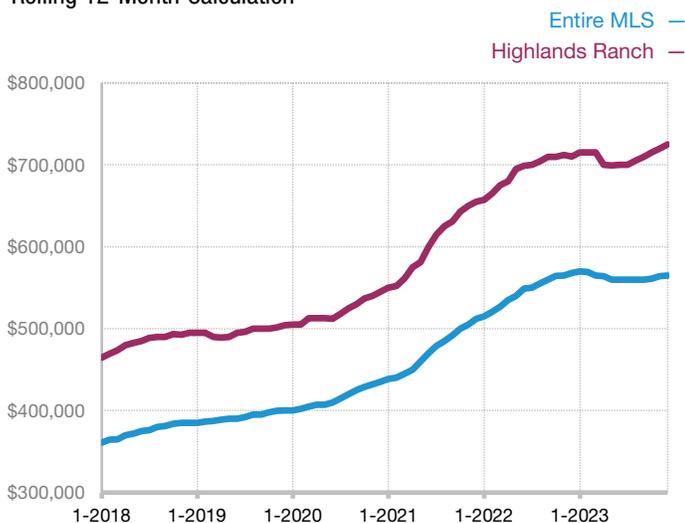
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	92	39	- 57.6%	--	--	--
Under Contract	50	56	+ 12.0%	1,238	919	- 25.8%
New Listings	27	24	- 11.1%	1,427	1,019	- 28.6%
Sold Listings	65	46	- 29.2%	1,241	903	- 27.2%
Days on Market Until Sale	41	39	- 4.9%	16	25	+ 56.3%
Median Sales Price*	\$680,000	\$681,750	+ 0.3%	\$710,000	\$725,000	+ 2.1%
Average Sales Price*	\$765,265	\$820,337	+ 7.2%	\$821,200	\$833,508	+ 1.5%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	102.5%	99.8%	- 2.6%

\* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	25	16	- 36.0%	--	--	--
Under Contract	10	17	+ 70.0%	243	247	+ 1.6%
New Listings	10	10	0.0%	291	266	- 8.6%
Sold Listings	18	14	- 22.2%	257	240	- 6.6%
Days on Market Until Sale	50	50	0.0%	14	27	+ 92.9%
Median Sales Price*	\$499,995	\$531,250	+ 6.3%	\$515,000	\$516,995	+ 0.4%
Average Sales Price*	\$514,161	\$551,739	+ 7.3%	\$542,257	\$541,859	- 0.1%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	102.0%	99.4%	- 2.5%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

