

# Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

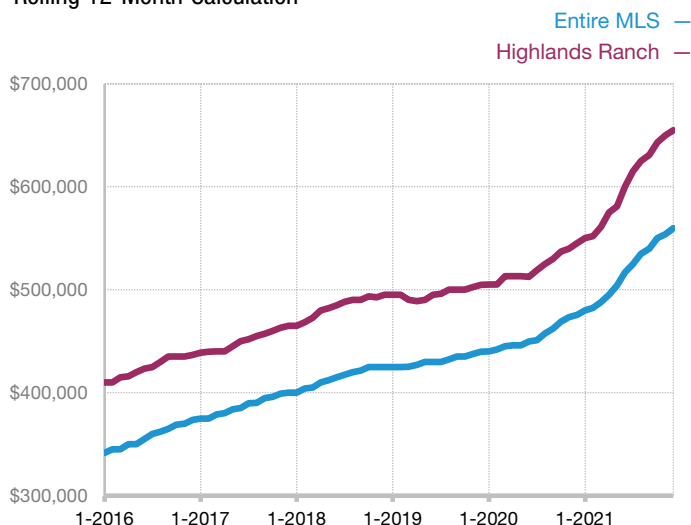
Single Family	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	38	14	- 63.2%	--	--	--
Under Contract	56	54	- 3.6%	1,649	1,588	- 3.7%
New Listings	48	48	0.0%	1,701	1,645	- 3.3%
Sold Listings	115	79	- 31.3%	1,678	1,581	- 5.8%
Days on Market Until Sale	12	11	- 8.3%	18	6	- 66.7%
Median Sales Price*	\$575,000	\$688,000	+ 19.7%	\$545,000	\$655,000	+ 20.2%
Average Sales Price*	\$619,563	\$738,657	+ 19.2%	\$604,512	\$742,166	+ 22.8%
Percent of List Price Received*	101.2%	104.1%	+ 2.9%	100.3%	104.8%	+ 4.5%

\* 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	11	1	- 90.9%	--	--	--
Under Contract	23	23	0.0%	366	327	- 10.7%
New Listings	14	16	+ 14.3%	386	333	- 13.7%
Sold Listings	30	28	- 6.7%	370	324	- 12.4%
Days on Market Until Sale	19	11	- 42.1%	27	8	- 70.4%
Median Sales Price*	\$392,500	\$459,500	+ 17.1%	\$384,500	\$448,500	+ 16.6%
Average Sales Price*	\$383,826	\$469,120	+ 22.2%	\$398,693	\$450,491	+ 13.0%
Percent of List Price Received*	99.6%	101.9%	+ 2.3%	99.5%	101.9%	+ 2.4%

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



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

