

Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

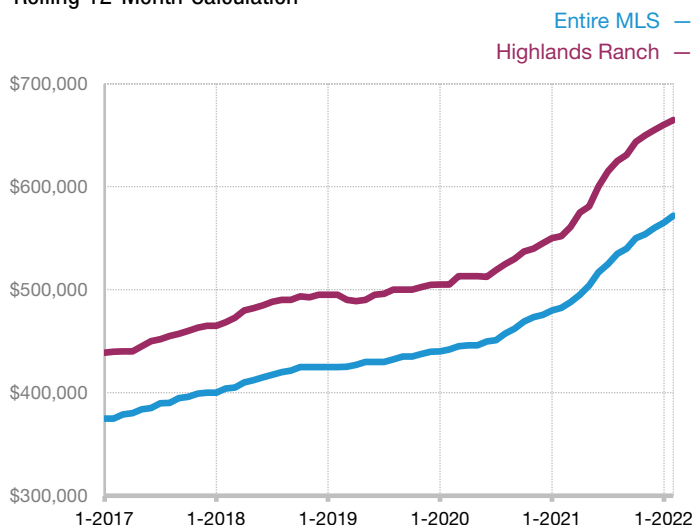
Single Family	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Inventory of Active Listings	38	11	- 71.1%	--	--	--
Under Contract	96	82	- 14.6%	197	171	- 13.2%
New Listings	101	86	- 14.9%	209	172	- 17.7%
Sold Listings	91	79	- 13.2%	147	134	- 8.8%
Days on Market Until Sale	4	6	+ 50.0%	5	11	+ 120.0%
Median Sales Price*	\$585,000	\$680,000	+ 16.2%	\$582,000	\$675,000	+ 16.0%
Average Sales Price*	\$676,370	\$757,759	+ 12.0%	\$668,496	\$750,475	+ 12.3%
Percent of List Price Received*	104.8%	106.1%	+ 1.2%	104.2%	104.8%	+ 0.6%

* 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	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Inventory of Active Listings	6	0	- 100.0%	--	--	--
Under Contract	22	27	+ 22.7%	46	39	- 15.2%
New Listings	20	24	+ 20.0%	43	38	- 11.6%
Sold Listings	23	17	- 26.1%	48	38	- 20.8%
Days on Market Until Sale	4	14	+ 250.0%	10	15	+ 50.0%
Median Sales Price*	\$355,000	\$468,000	+ 31.8%	\$388,500	\$476,500	+ 22.7%
Average Sales Price*	\$403,876	\$567,334	+ 40.5%	\$418,810	\$520,758	+ 24.3%
Percent of List Price Received*	101.4%	102.9%	+ 1.5%	100.5%	102.1%	+ 1.6%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

