

Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

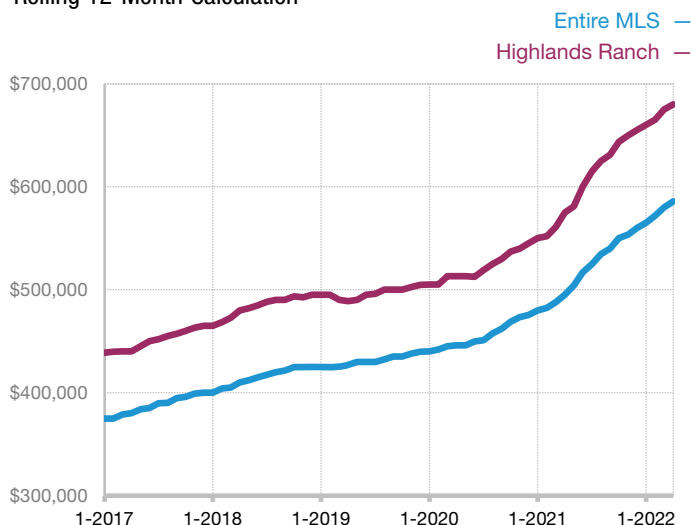
Single Family	April			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Inventory of Active Listings	63	70	+ 11.1%	--	--	--
Under Contract	170	148	- 12.9%	521	457	- 12.3%
New Listings	191	187	- 2.1%	567	522	- 7.9%
Sold Listings	146	138	- 5.5%	418	374	- 10.5%
Days on Market Until Sale	4	5	+ 25.0%	5	7	+ 40.0%
Median Sales Price*	\$697,500	\$797,800	+ 14.4%	\$636,725	\$743,500	+ 16.8%
Average Sales Price*	\$782,621	\$961,675	+ 22.9%	\$721,849	\$860,795	+ 19.2%
Percent of List Price Received*	106.9%	108.0%	+ 1.0%	105.5%	107.0%	+ 1.4%

* 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	April			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Inventory of Active Listings	6	11	+ 83.3%	--	--	--
Under Contract	29	22	- 24.1%	97	78	- 19.6%
New Listings	31	25	- 19.4%	96	88	- 8.3%
Sold Listings	26	23	- 11.5%	96	87	- 9.4%
Days on Market Until Sale	6	4	- 33.3%	10	9	- 10.0%
Median Sales Price*	\$470,000	\$569,900	+ 21.3%	\$423,450	\$510,100	+ 20.5%
Average Sales Price*	\$452,519	\$574,087	+ 26.9%	\$429,160	\$539,761	+ 25.8%
Percent of List Price Received*	102.8%	106.0%	+ 3.1%	101.4%	104.5%	+ 3.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

