

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

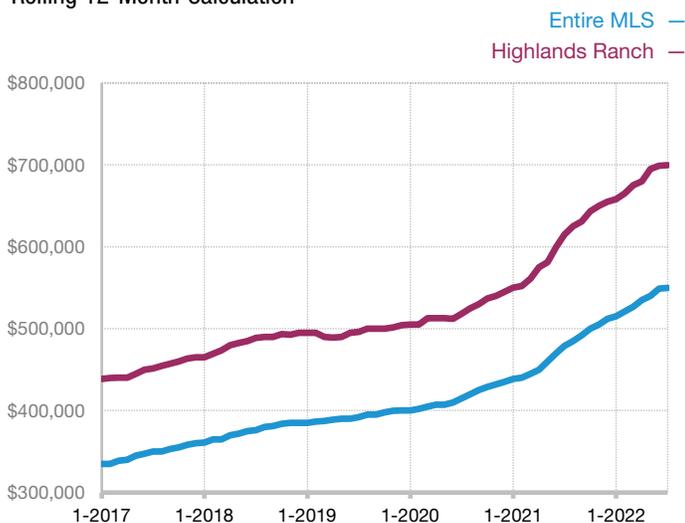
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	100	173	+ 73.0%	--	--	--
Under Contract	134	133	- 0.7%	1,039	853	- 17.9%
New Listings	172	164	- 4.7%	1,142	1,067	- 6.6%
Sold Listings	175	125	- 28.6%	957	776	- 18.9%
Days on Market Until Sale	5	13	+ 160.0%	5	8	+ 60.0%
Median Sales Price*	\$670,000	\$690,000	+ 3.0%	\$650,000	\$726,000	+ 11.7%
Average Sales Price*	\$735,554	\$789,275	+ 7.3%	\$741,909	\$840,278	+ 13.3%
Percent of List Price Received*	105.7%	100.3%	- 5.1%	105.9%	104.8%	- 1.0%

* 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	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	15	32	+ 113.3%	--	--	--
Under Contract	32	20	- 37.5%	193	161	- 16.6%
New Listings	32	31	- 3.1%	205	199	- 2.9%
Sold Listings	36	23	- 36.1%	187	160	- 14.4%
Days on Market Until Sale	6	10	+ 66.7%	8	8	0.0%
Median Sales Price*	\$452,889	\$465,000	+ 2.7%	\$440,000	\$513,398	+ 16.7%
Average Sales Price*	\$464,642	\$477,880	+ 2.8%	\$442,465	\$541,455	+ 22.4%
Percent of List Price Received*	102.0%	99.9%	- 2.1%	102.1%	103.8%	+ 1.7%

* 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

