

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

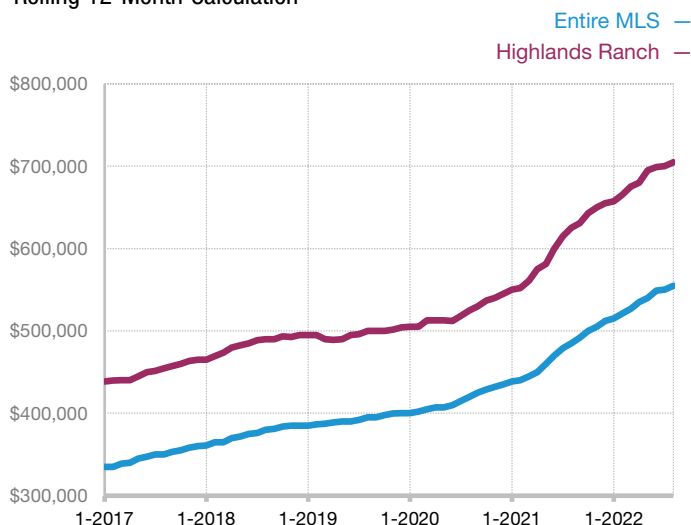
Single Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	67	147	+ 119.4%	--	--	--
Under Contract	176	135	- 23.3%	1,214	980	- 19.3%
New Listings	152	121	- 20.4%	1,294	1,187	- 8.3%
Sold Listings	152	131	- 13.8%	1,108	908	- 18.1%
Days on Market Until Sale	7	23	+ 228.6%	5	10	+ 100.0%
Median Sales Price*	\$655,000	\$709,000	+ 8.2%	\$650,000	\$725,000	+ 11.5%
Average Sales Price*	\$744,313	\$807,031	+ 8.4%	\$741,916	\$835,437	+ 12.6%
Percent of List Price Received*	103.5%	98.8%	- 4.5%	105.6%	104.0%	- 1.5%

\* 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	16	33	+ 106.3%	--	--	--
Under Contract	27	27	0.0%	220	186	- 15.5%
New Listings	30	29	- 3.3%	235	228	- 3.0%
Sold Listings	31	20	- 35.5%	218	180	- 17.4%
Days on Market Until Sale	9	12	+ 33.3%	8	9	+ 12.5%
Median Sales Price*	\$470,000	\$477,500	+ 1.6%	\$446,250	\$513,348	+ 15.0%
Average Sales Price*	\$461,400	\$503,567	+ 9.1%	\$445,157	\$537,245	+ 20.7%
Percent of List Price Received*	101.3%	100.4%	- 0.9%	102.0%	103.4%	+ 1.4%

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



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

