

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

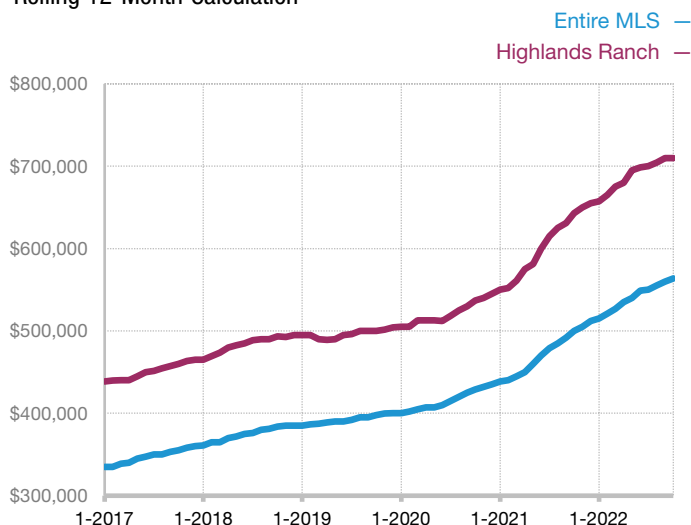
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	55	114	+ 107.3%	--	--	--
Under Contract	117	69	- 41.0%	1,463	1,138	- 22.2%
New Listings	113	74	- 34.5%	1,542	1,348	- 12.6%
Sold Listings	137	89	- 35.0%	1,402	1,113	- 20.6%
Days on Market Until Sale	10	35	+ 250.0%	6	14	+ 133.3%
Median Sales Price*	\$645,000	\$655,000	+ 1.6%	\$650,000	\$715,000	+ 10.0%
Average Sales Price*	\$738,052	\$721,361	- 2.3%	\$740,679	\$826,103	+ 11.5%
Percent of List Price Received*	102.7%	98.4%	- 4.2%	105.0%	103.0%	- 1.9%

* 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	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	14	25	+ 78.6%	--	--	--
Under Contract	27	16	- 40.7%	281	222	- 21.0%
New Listings	31	16	- 48.4%	297	265	- 10.8%
Sold Listings	36	21	- 41.7%	280	230	- 17.9%
Days on Market Until Sale	11	17	+ 54.5%	8	12	+ 50.0%
Median Sales Price*	\$489,500	\$530,000	+ 8.3%	\$448,500	\$515,050	+ 14.8%
Average Sales Price*	\$491,482	\$560,352	+ 14.0%	\$450,524	\$544,358	+ 20.8%
Percent of List Price Received*	100.9%	98.3%	- 2.6%	101.9%	102.4%	+ 0.5%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

