

Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

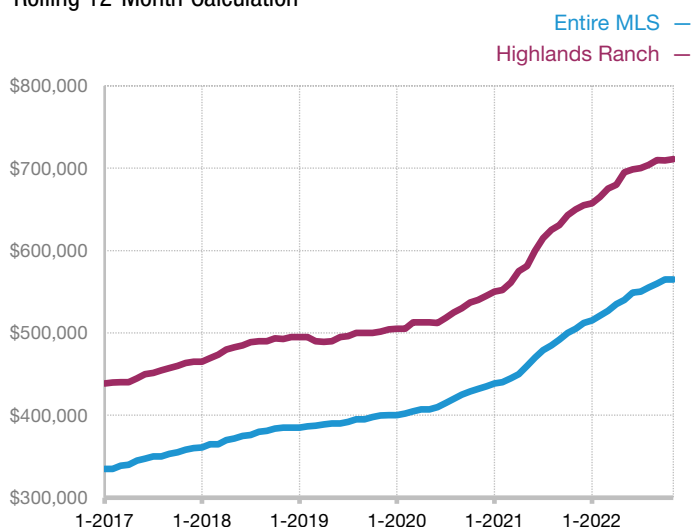
Single Family	November			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Inventory of Active Listings	34	96	+ 182.4%	--	--	--
Under Contract	82	59	- 28.0%	1,545	1,190	- 23.0%
New Listings	64	52	- 18.8%	1,606	1,400	- 12.8%
Sold Listings	114	61	- 46.5%	1,516	1,175	- 22.5%
Days on Market Until Sale	10	29	+ 190.0%	7	15	+ 114.3%
Median Sales Price*	\$655,000	\$650,000	- 0.8%	\$650,000	\$715,000	+ 10.0%
Average Sales Price*	\$750,347	\$793,339	+ 5.7%	\$741,406	\$824,197	+ 11.2%
Percent of List Price Received*	102.8%	99.4%	- 3.3%	104.8%	102.8%	- 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	November			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 11-2021	Thru 11-2022	Percent Change from Previous Year
Inventory of Active Listings	12	25	+ 108.3%	--	--	--
Under Contract	28	17	- 39.3%	309	235	- 23.9%
New Listings	26	16	- 38.5%	323	281	- 13.0%
Sold Listings	21	9	- 57.1%	301	239	- 20.6%
Days on Market Until Sale	5	12	+ 140.0%	8	12	+ 50.0%
Median Sales Price*	\$449,900	\$542,500	+ 20.6%	\$449,000	\$515,100	+ 14.7%
Average Sales Price*	\$431,290	\$544,778	+ 26.3%	\$449,182	\$544,373	+ 21.2%
Percent of List Price Received*	101.1%	100.8%	- 0.3%	101.8%	102.3%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

