

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

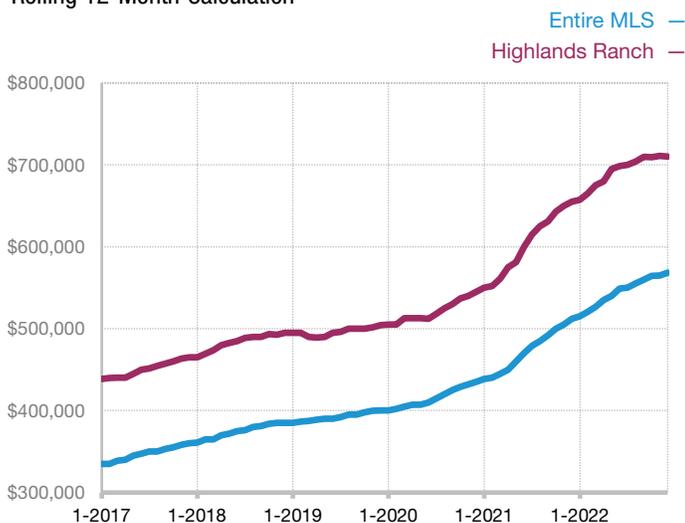
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Inventory of Active Listings	22	63	+ 186.4%	--	--	--
Under Contract	53	52	- 1.9%	1,598	1,239	- 22.5%
New Listings	48	29	- 39.6%	1,654	1,429	- 13.6%
Sold Listings	81	65	- 19.8%	1,597	1,240	- 22.4%
Days on Market Until Sale	11	41	+ 272.7%	7	16	+ 128.6%
Median Sales Price*	\$686,000	\$680,000	- 0.9%	\$655,000	\$710,000	+ 8.4%
Average Sales Price*	\$733,780	\$765,265	+ 4.3%	\$741,020	\$821,108	+ 10.8%
Percent of List Price Received*	104.0%	98.4%	- 5.4%	104.8%	102.5%	- 2.2%

* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Inventory of Active Listings	6	15	+ 150.0%	--	--	--
Under Contract	22	9	- 59.1%	331	244	- 26.3%
New Listings	16	8	- 50.0%	339	289	- 14.7%
Sold Listings	29	18	- 37.9%	330	257	- 22.1%
Days on Market Until Sale	10	50	+ 400.0%	8	14	+ 75.0%
Median Sales Price*	\$500,000	\$499,995	- 0.0%	\$449,250	\$515,000	+ 14.6%
Average Sales Price*	\$474,652	\$514,161	+ 8.3%	\$451,420	\$542,257	+ 20.1%
Percent of List Price Received*	101.7%	98.4%	- 3.2%	101.8%	102.0%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

