

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

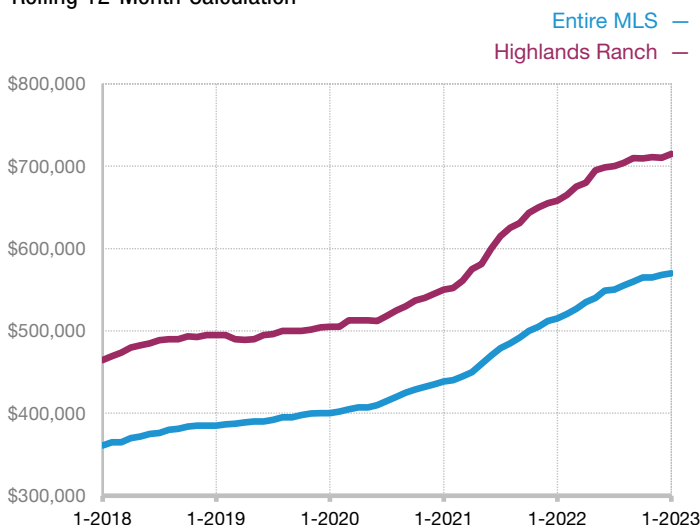
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 01-2022 | Thru 01-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 17 | 50 | + 194.1% | -- | -- | -- |
| Under Contract | 89 | 72 | - 19.1% | 89 | 72 | - 19.1% |
| New Listings | 86 | 52 | - 39.5% | 86 | 52 | - 39.5% |
| Sold Listings | 56 | 45 | - 19.6% | 56 | 45 | - 19.6% |
| Days on Market Until Sale | 21 | 49 | + 133.3% | 21 | 49 | + 133.3% |
| Median Sales Price* | \$668,750 | \$690,000 | + 3.2% | \$668,750 | \$690,000 | + 3.2% |
| Average Sales Price* | \$736,082 | \$779,445 | + 5.9% | \$736,082 | \$779,445 | + 5.9% |
| Percent of List Price Received* | 102.9% | 98.1% | - 4.7% | 102.9% | 98.1% | - 4.7% |

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

| Townhouse/Condo | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 01-2022 | Thru 01-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 4 | 18 | + 350.0% | -- | -- | -- |
| Under Contract | 12 | 14 | + 16.7% | 12 | 14 | + 16.7% |
| New Listings | 14 | 18 | + 28.6% | 14 | 18 | + 28.6% |
| Sold Listings | 21 | 13 | - 38.1% | 21 | 13 | - 38.1% |
| Days on Market Until Sale | 16 | 29 | + 81.3% | 16 | 29 | + 81.3% |
| Median Sales Price* | \$479,000 | \$475,000 | - 0.8% | \$479,000 | \$475,000 | - 0.8% |
| Average Sales Price* | \$483,052 | \$481,223 | - 0.4% | \$483,052 | \$481,223 | - 0.4% |
| Percent of List Price Received* | 101.4% | 99.0% | - 2.4% | 101.4% | 99.0% | - 2.4% |

* 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

