

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

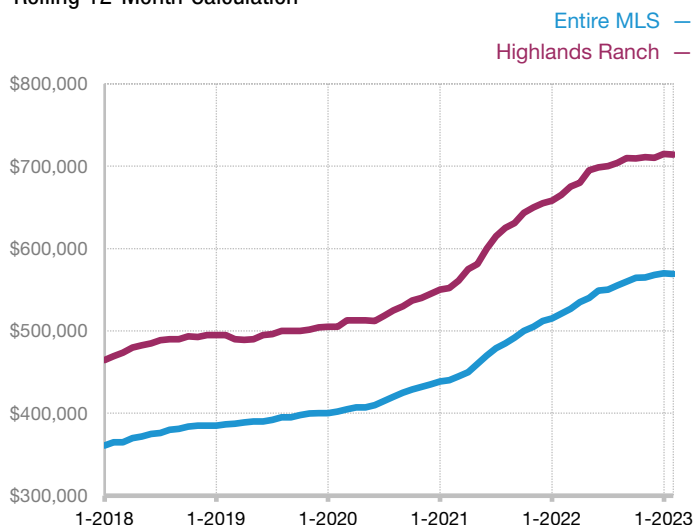
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	18	50	+ 177.8%	--	--	--
Under Contract	84	71	- 15.5%	173	139	- 19.7%
New Listings	88	69	- 21.6%	174	121	- 30.5%
Sold Listings	81	58	- 28.4%	137	103	- 24.8%
Days on Market Until Sale	6	54	+ 800.0%	12	52	+ 333.3%
Median Sales Price*	\$680,000	\$652,500	- 4.0%	\$675,000	\$665,000	- 1.5%
Average Sales Price*	\$756,098	\$706,841	- 6.5%	\$747,916	\$738,561	- 1.3%
Percent of List Price Received*	106.0%	99.1%	- 6.5%	104.7%	98.7%	- 5.7%

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	1	19	+ 1800.0%	--	--	--
Under Contract	27	25	- 7.4%	39	40	+ 2.6%
New Listings	24	24	0.0%	38	42	+ 10.5%
Sold Listings	17	9	- 47.1%	38	22	- 42.1%
Days on Market Until Sale	14	31	+ 121.4%	15	30	+ 100.0%
Median Sales Price*	\$468,000	\$525,000	+ 12.2%	\$476,500	\$480,000	+ 0.7%
Average Sales Price*	\$567,334	\$508,722	- 10.3%	\$520,758	\$492,473	- 5.4%
Percent of List Price Received*	102.9%	99.9%	- 2.9%	102.1%	99.4%	- 2.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

