

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

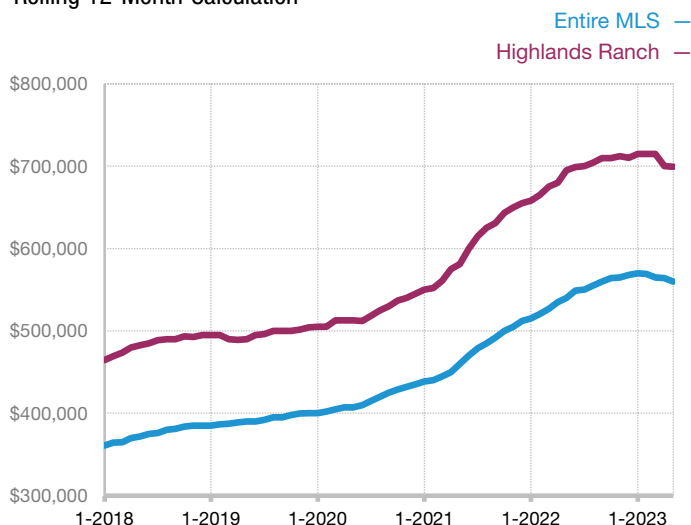
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	107	78	- 27.1%	--	--	--
Under Contract	140	91	- 35.0%	594	431	- 27.4%
New Listings	168	111	- 33.9%	693	458	- 33.9%
Sold Listings	144	107	- 25.7%	522	387	- 25.9%
Days on Market Until Sale	5	12	+ 140.0%	7	28	+ 300.0%
Median Sales Price*	\$780,000	\$762,500	- 2.2%	\$750,500	\$720,000	- 4.1%
Average Sales Price*	\$898,823	\$915,695	+ 1.9%	\$870,015	\$854,432	- 1.8%
Percent of List Price Received*	105.8%	101.0%	- 4.5%	106.6%	100.2%	- 6.0%

\* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	19	18	- 5.3%	--	--	--
Under Contract	30	22	- 26.7%	106	113	+ 6.6%
New Listings	34	30	- 11.8%	123	117	- 4.9%
Sold Listings	21	31	+ 47.6%	109	107	- 1.8%
Days on Market Until Sale	3	25	+ 733.3%	8	30	+ 275.0%
Median Sales Price*	\$550,000	\$509,990	- 7.3%	\$510,100	\$515,000	+ 1.0%
Average Sales Price*	\$564,762	\$517,711	- 8.3%	\$543,158	\$536,592	- 1.2%
Percent of List Price Received*	107.2%	99.9%	- 6.8%	105.1%	99.4%	- 5.4%

\* 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

