

Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

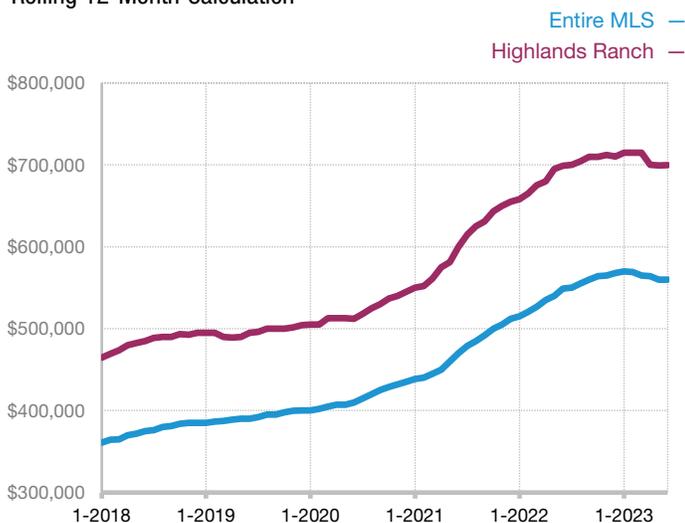
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	183	115	- 37.2%	--	--	--
Under Contract	125	104	- 16.8%	719	531	- 26.1%
New Listings	211	147	- 30.3%	904	605	- 33.1%
Sold Listings	129	102	- 20.9%	651	489	- 24.9%
Days on Market Until Sale	9	13	+ 44.4%	7	25	+ 257.1%
Median Sales Price*	\$705,000	\$725,000	+ 2.8%	\$737,000	\$720,000	- 2.3%
Average Sales Price*	\$770,064	\$807,844	+ 4.9%	\$850,209	\$844,714	- 0.6%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	105.7%	100.1%	- 5.3%

* 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	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	35	25	- 28.6%	--	--	--
Under Contract	29	30	+ 3.4%	135	142	+ 5.2%
New Listings	45	37	- 17.8%	168	153	- 8.9%
Sold Listings	28	20	- 28.6%	137	127	- 7.3%
Days on Market Until Sale	7	12	+ 71.4%	8	28	+ 250.0%
Median Sales Price*	\$550,750	\$514,945	- 6.5%	\$520,000	\$515,000	- 1.0%
Average Sales Price*	\$587,046	\$598,589	+ 2.0%	\$552,128	\$546,356	- 1.0%
Percent of List Price Received*	101.8%	99.5%	- 2.3%	104.4%	99.4%	- 4.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

