

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

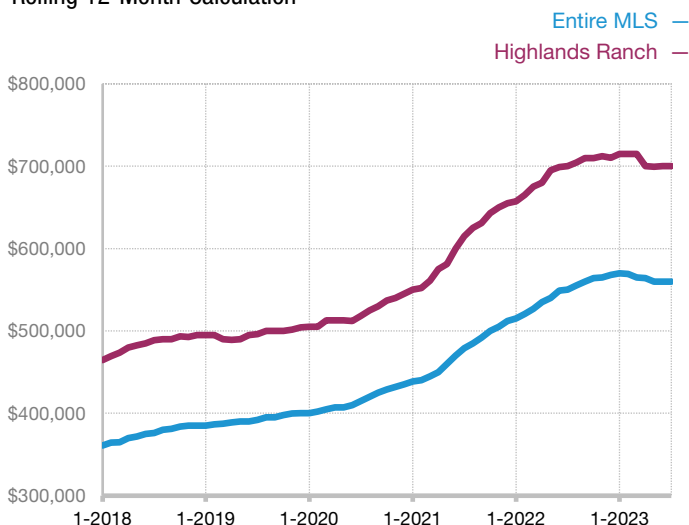
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	206	107	- 48.1%	--	--	--
Under Contract	126	93	- 26.2%	845	621	- 26.5%
New Listings	163	99	- 39.3%	1,067	704	- 34.0%
Sold Listings	126	95	- 24.6%	777	585	- 24.7%
Days on Market Until Sale	13	15	+ 15.4%	8	23	+ 187.5%
Median Sales Price*	\$690,000	\$705,000	+ 2.2%	\$726,000	\$720,000	- 0.8%
Average Sales Price*	\$789,360	\$789,348	- 0.0%	\$840,342	\$835,977	- 0.5%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	104.8%	100.1%	- 4.5%

\* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	45	29	- 35.6%	--	--	--
Under Contract	18	29	+ 61.1%	153	170	+ 11.1%
New Listings	31	33	+ 6.5%	199	186	- 6.5%
Sold Listings	23	24	+ 4.3%	160	151	- 5.6%
Days on Market Until Sale	10	17	+ 70.0%	8	26	+ 225.0%
Median Sales Price*	\$465,000	\$505,000	+ 8.6%	\$513,398	\$510,000	- 0.7%
Average Sales Price*	\$477,880	\$521,683	+ 9.2%	\$541,455	\$542,434	+ 0.2%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	103.8%	99.4%	- 4.2%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

