

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

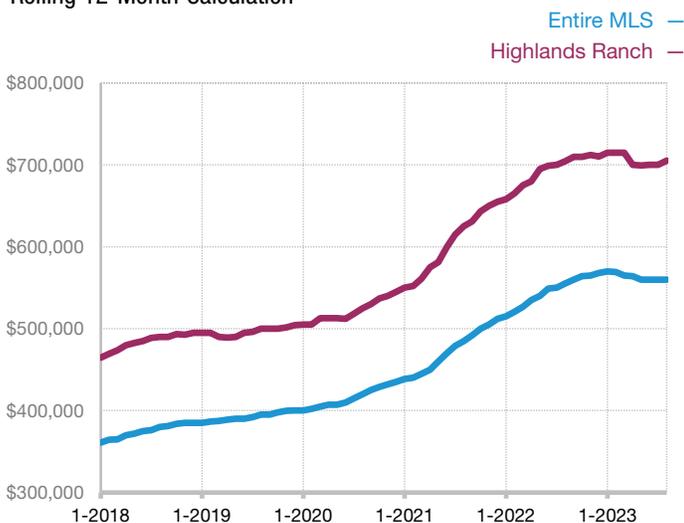
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	178	95	- 46.6%	--	--	--
Under Contract	127	86	- 32.3%	972	703	- 27.7%
New Listings	119	86	- 27.7%	1,186	790	- 33.4%
Sold Listings	134	86	- 35.8%	911	672	- 26.2%
Days on Market Until Sale	23	21	- 8.7%	10	23	+ 130.0%
Median Sales Price*	\$704,500	\$760,000	+ 7.9%	\$725,000	\$725,000	0.0%
Average Sales Price*	\$805,508	\$918,286	+ 14.0%	\$835,218	\$846,158	+ 1.3%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	103.9%	100.0%	- 3.8%

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	48	22	- 54.2%	--	--	--
Under Contract	25	24	- 4.0%	178	193	+ 8.4%
New Listings	29	21	- 27.6%	228	207	- 9.2%
Sold Listings	20	33	+ 65.0%	180	184	+ 2.2%
Days on Market Until Sale	12	28	+ 133.3%	9	26	+ 188.9%
Median Sales Price*	\$477,500	\$515,000	+ 7.9%	\$513,348	\$515,000	+ 0.3%
Average Sales Price*	\$503,567	\$513,726	+ 2.0%	\$537,245	\$537,285	+ 0.0%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	103.4%	99.5%	- 3.8%

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



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

