

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

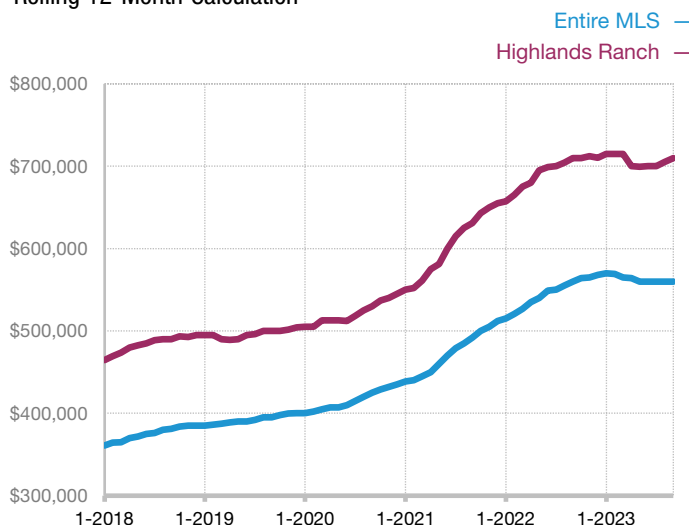
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	150	126	- 16.0%	--	--	--
Under Contract	97	53	- 45.4%	1,069	750	- 29.8%
New Listings	89	90	+ 1.1%	1,275	879	- 31.1%
Sold Listings	115	73	- 36.5%	1,026	743	- 27.6%
Days on Market Until Sale	28	26	- 7.1%	12	23	+ 91.7%
Median Sales Price*	\$695,000	\$710,000	+ 2.2%	\$720,000	\$725,000	+ 0.7%
Average Sales Price*	\$833,810	\$745,206	- 10.6%	\$835,060	\$836,276	+ 0.1%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	103.3%	100.0%	- 3.2%

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	41	35	- 14.6%	--	--	--
Under Contract	23	14	- 39.1%	201	205	+ 2.0%
New Listings	21	26	+ 23.8%	249	233	- 6.4%
Sold Listings	29	15	- 48.3%	209	199	- 4.8%
Days on Market Until Sale	26	21	- 19.2%	11	26	+ 136.4%
Median Sales Price*	\$522,000	\$535,000	+ 2.5%	\$515,000	\$515,000	0.0%
Average Sales Price*	\$576,922	\$570,332	- 1.1%	\$542,750	\$539,776	- 0.5%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	102.8%	99.5%	- 3.2%

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



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

