

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

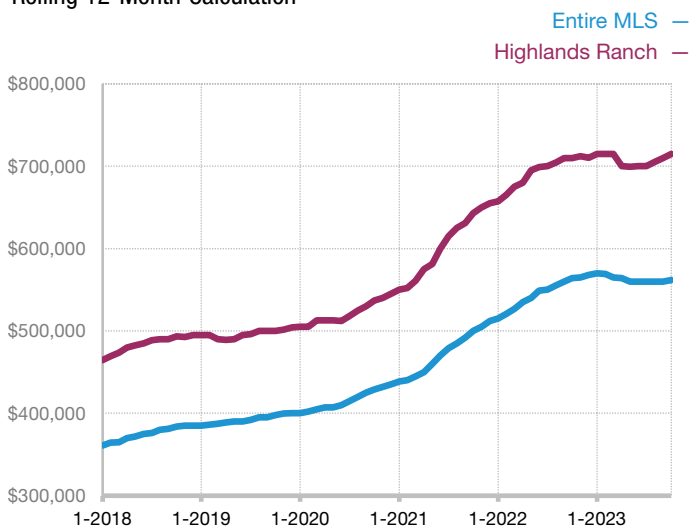
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	146	114	- 21.9%	--	--	--
Under Contract	61	71	+ 16.4%	1,130	816	- 27.8%
New Listings	73	75	+ 2.7%	1,348	954	- 29.2%
Sold Listings	89	55	- 38.2%	1,115	798	- 28.4%
Days on Market Until Sale	35	24	- 31.4%	14	23	+ 64.3%
Median Sales Price*	\$655,000	\$725,000	+ 10.7%	\$715,000	\$725,000	+ 1.4%
Average Sales Price*	\$721,361	\$846,025	+ 17.3%	\$825,985	\$836,948	+ 1.3%
Percent of List Price Received*	98.4%	99.5%	+ 1.1%	103.0%	99.9%	- 3.0%

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	40	29	- 27.5%	--	--	--
Under Contract	15	15	0.0%	216	217	+ 0.5%
New Listings	16	11	- 31.3%	265	244	- 7.9%
Sold Listings	21	17	- 19.0%	230	216	- 6.1%
Days on Market Until Sale	17	18	+ 5.9%	12	25	+ 108.3%
Median Sales Price*	\$530,000	\$520,000	- 1.9%	\$515,050	\$515,000	- 0.0%
Average Sales Price*	\$560,352	\$517,165	- 7.7%	\$544,358	\$537,997	- 1.2%
Percent of List Price Received*	98.3%	99.7%	+ 1.4%	102.4%	99.5%	- 2.8%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

