

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

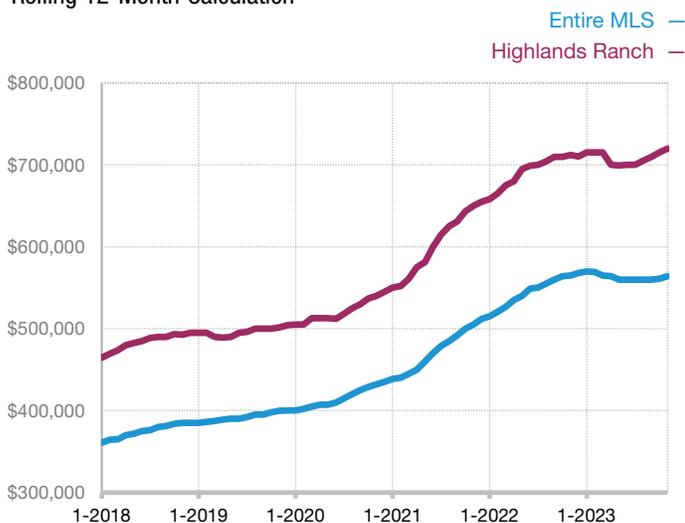
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	132	82	- 37.9%	--	--	--
Under Contract	58	53	- 8.6%	1,188	866	- 27.1%
New Listings	52	42	- 19.2%	1,400	995	- 28.9%
Sold Listings	61	59	- 3.3%	1,176	857	- 27.1%
Days on Market Until Sale	29	36	+ 24.1%	15	24	+ 60.0%
Median Sales Price*	\$650,000	\$725,000	+ 11.5%	\$715,000	\$725,000	+ 1.4%
Average Sales Price*	\$793,339	\$797,255	+ 0.5%	\$824,291	\$834,215	+ 1.2%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	102.8%	99.9%	- 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.

Townhouse/Condo	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	36	23	- 36.1%	--	--	--
Under Contract	17	15	- 11.8%	233	231	- 0.9%
New Listings	16	12	- 25.0%	281	256	- 8.9%
Sold Listings	9	10	+ 11.1%	239	226	- 5.4%
Days on Market Until Sale	12	31	+ 158.3%	12	25	+ 108.3%
Median Sales Price*	\$542,500	\$545,000	+ 0.5%	\$515,100	\$515,500	+ 0.1%
Average Sales Price*	\$544,778	\$611,448	+ 12.2%	\$544,373	\$541,247	- 0.6%
Percent of List Price Received*	100.8%	98.6%	- 2.2%	102.3%	99.5%	- 2.7%

* 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

