

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

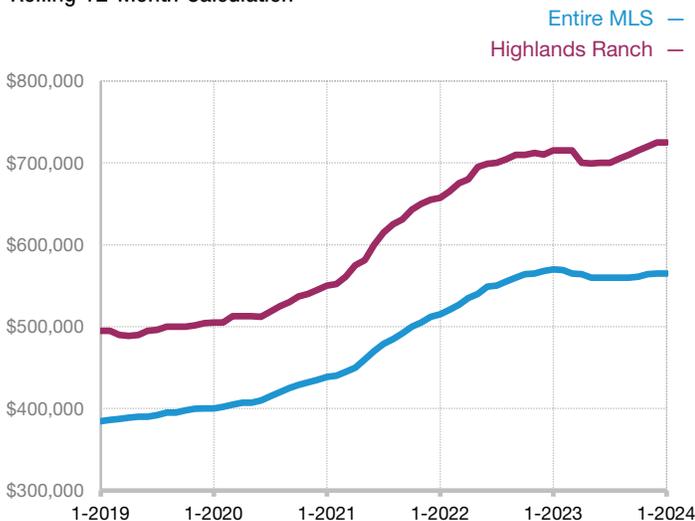
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	66	43	- 34.8%	--	--	--
Under Contract	68	65	- 4.4%	68	65	- 4.4%
New Listings	52	64	+ 23.1%	52	64	+ 23.1%
Sold Listings	45	54	+ 20.0%	45	54	+ 20.0%
Days on Market Until Sale	49	38	- 22.4%	49	38	- 22.4%
Median Sales Price*	\$690,000	\$707,500	+ 2.5%	\$690,000	\$707,500	+ 2.5%
Average Sales Price*	\$779,445	\$789,379	+ 1.3%	\$779,445	\$789,379	+ 1.3%
Percent of List Price Received*	98.1%	99.0%	+ 0.9%	98.1%	99.0%	+ 0.9%

* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	26	12	- 53.8%	--	--	--
Under Contract	15	16	+ 6.7%	15	16	+ 6.7%
New Listings	18	15	- 16.7%	18	15	- 16.7%
Sold Listings	13	14	+ 7.7%	13	14	+ 7.7%
Days on Market Until Sale	29	54	+ 86.2%	29	54	+ 86.2%
Median Sales Price*	\$475,000	\$494,995	+ 4.2%	\$475,000	\$494,995	+ 4.2%
Average Sales Price*	\$481,223	\$497,528	+ 3.4%	\$481,223	\$497,528	+ 3.4%
Percent of List Price Received*	99.0%	97.7%	- 1.3%	99.0%	97.7%	- 1.3%

* 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

