

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

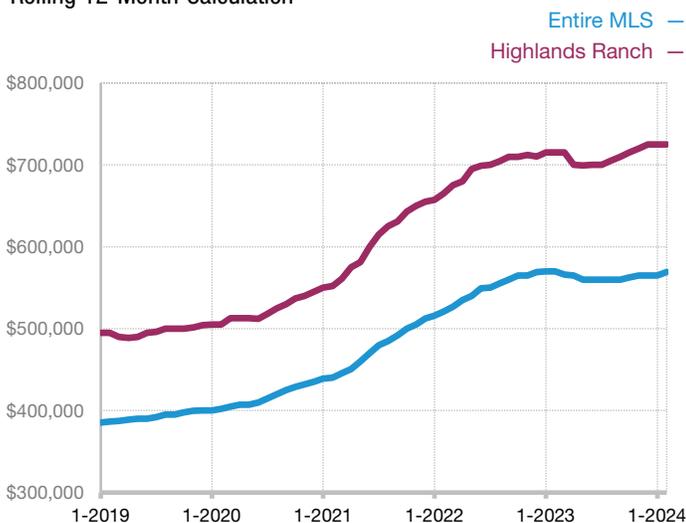
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	62	77	+ 24.2%	--	--	--
Under Contract	70	69	- 1.4%	138	128	- 7.2%
New Listings	69	100	+ 44.9%	121	164	+ 35.5%
Sold Listings	58	60	+ 3.4%	103	115	+ 11.7%
Days on Market Until Sale	54	25	- 53.7%	52	31	- 40.4%
Median Sales Price*	\$652,500	\$690,500	+ 5.8%	\$665,000	\$691,000	+ 3.9%
Average Sales Price*	\$706,841	\$795,245	+ 12.5%	\$738,561	\$790,967	+ 7.1%
Percent of List Price Received*	99.1%	99.7%	+ 0.6%	98.7%	99.4%	+ 0.7%

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

Townhouse/Condo	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	27	21	- 22.2%	--	--	--
Under Contract	23	15	- 34.8%	38	31	- 18.4%
New Listings	24	23	- 4.2%	42	38	- 9.5%
Sold Listings	9	17	+ 88.9%	22	31	+ 40.9%
Days on Market Until Sale	31	28	- 9.7%	30	40	+ 33.3%
Median Sales Price*	\$525,000	\$520,000	- 1.0%	\$480,000	\$510,000	+ 6.3%
Average Sales Price*	\$508,722	\$577,806	+ 13.6%	\$492,473	\$541,551	+ 10.0%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	99.4%	99.1%	- 0.3%

* 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

