

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

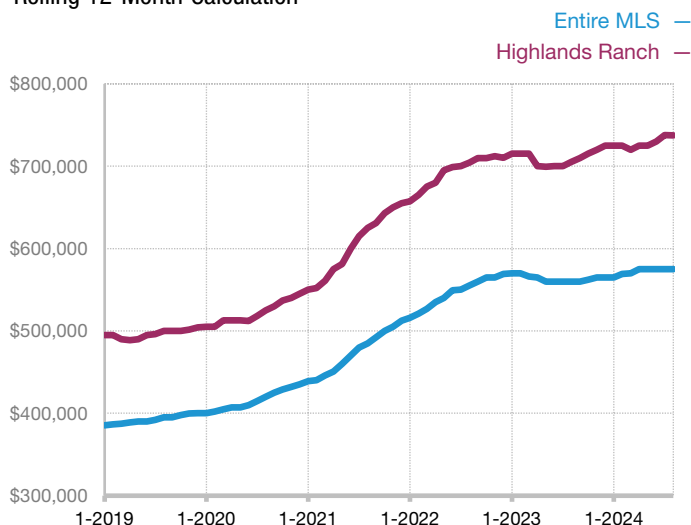
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	129	169	+ 31.0%	--	--	--
Under Contract	80	77	- 3.8%	697	732	+ 5.0%
New Listings	86	104	+ 20.9%	789	923	+ 17.0%
Sold Listings	84	88	+ 4.8%	670	716	+ 6.9%
Days on Market Until Sale	21	19	- 9.5%	23	19	- 17.4%
Median Sales Price*	\$760,000	\$738,804	- 2.8%	\$725,000	\$745,000	+ 2.8%
Average Sales Price*	\$920,329	\$838,804	- 8.9%	\$846,199	\$862,128	+ 1.9%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	100.0%	100.0%	0.0%

* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	27	59	+ 118.5%	--	--	--
Under Contract	22	21	- 4.5%	191	151	- 20.9%
New Listings	21	21	0.0%	207	220	+ 6.3%
Sold Listings	33	15	- 54.5%	184	145	- 21.2%
Days on Market Until Sale	28	41	+ 46.4%	26	31	+ 19.2%
Median Sales Price*	\$515,000	\$479,000	- 7.0%	\$515,000	\$510,500	- 0.9%
Average Sales Price*	\$513,726	\$537,367	+ 4.6%	\$537,285	\$553,784	+ 3.1%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.5%	99.2%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

