

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

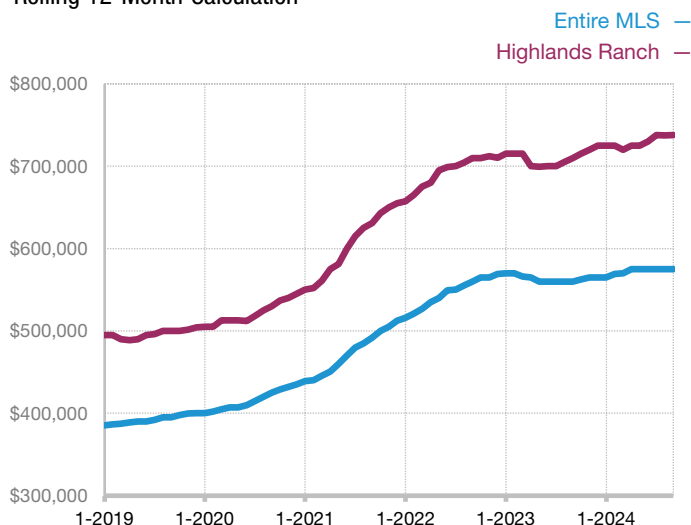
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	160	176	+ 10.0%	--	--	--
Under Contract	48	91	+ 89.6%	745	820	+ 10.1%
New Listings	90	106	+ 17.8%	879	1,029	+ 17.1%
Sold Listings	73	78	+ 6.8%	743	794	+ 6.9%
Days on Market Until Sale	26	35	+ 34.6%	23	21	- 8.7%
Median Sales Price*	\$710,000	\$715,000	+ 0.7%	\$725,000	\$740,000	+ 2.1%
Average Sales Price*	\$745,206	\$759,635	+ 1.9%	\$836,276	\$852,059	+ 1.9%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	100.0%	99.9%	- 0.1%

\* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	41	54	+ 31.7%	--	--	--
Under Contract	11	15	+ 36.4%	202	164	- 18.8%
New Listings	26	19	- 26.9%	233	239	+ 2.6%
Sold Listings	15	19	+ 26.7%	199	165	- 17.1%
Days on Market Until Sale	21	35	+ 66.7%	26	31	+ 19.2%
Median Sales Price*	\$535,000	\$550,000	+ 2.8%	\$515,000	\$511,000	- 0.8%
Average Sales Price*	\$570,332	\$546,595	- 4.2%	\$539,776	\$551,957	+ 2.3%
Percent of List Price Received*	100.1%	98.2%	- 1.9%	99.5%	99.1%	- 0.4%

\* 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

