

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

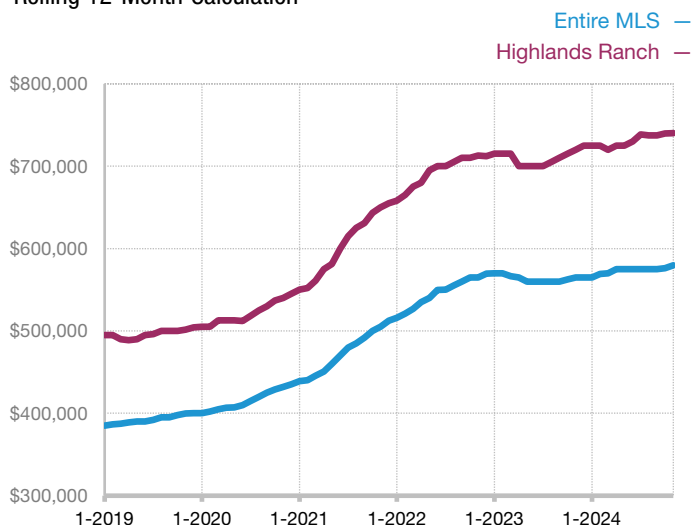
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	116	136	+ 17.2%	--	--	--
Under Contract	51	62	+ 21.6%	863	957	+ 10.9%
New Listings	42	45	+ 7.1%	994	1,180	+ 18.7%
Sold Listings	59	73	+ 23.7%	858	943	+ 9.9%
Days on Market Until Sale	36	35	- 2.8%	24	23	- 4.2%
Median Sales Price*	\$725,000	\$689,900	- 4.8%	\$725,000	\$740,000	+ 2.1%
Average Sales Price*	\$797,255	\$752,119	- 5.7%	\$834,088	\$843,041	+ 1.1%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	99.9%	99.8%	- 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	27	36	+ 33.3%	--	--	--
Under Contract	14	11	- 21.4%	230	190	- 17.4%
New Listings	12	9	- 25.0%	255	271	+ 6.3%
Sold Listings	10	13	+ 30.0%	226	193	- 14.6%
Days on Market Until Sale	31	45	+ 45.2%	25	33	+ 32.0%
Median Sales Price*	\$545,000	\$518,000	- 5.0%	\$515,500	\$510,500	- 1.0%
Average Sales Price*	\$611,448	\$562,500	- 8.0%	\$541,247	\$553,076	+ 2.2%
Percent of List Price Received*	98.6%	96.8%	- 1.8%	99.5%	99.0%	- 0.5%

* 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

