

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

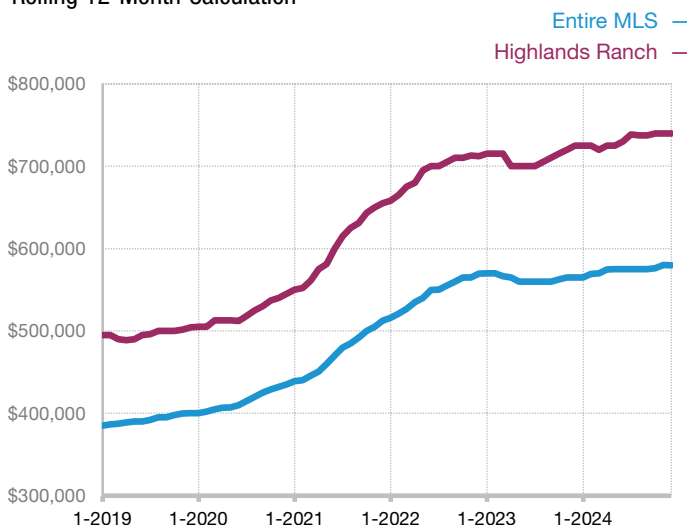
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	61	94	+ 54.1%	--	--	--
Under Contract	50	56	+ 12.0%	913	1,011	+ 10.7%
New Listings	24	28	+ 16.7%	1,018	1,209	+ 18.8%
Sold Listings	47	68	+ 44.7%	905	1,012	+ 11.8%
Days on Market Until Sale	39	48	+ 23.1%	25	24	- 4.0%
Median Sales Price*	\$690,000	\$732,000	+ 6.1%	\$725,000	\$740,000	+ 2.1%
Average Sales Price*	\$818,309	\$788,256	- 3.7%	\$833,268	\$839,614	+ 0.8%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.8%	99.7%	- 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	22	27	+ 22.7%	--	--	--
Under Contract	14	12	- 14.3%	244	201	- 17.6%
New Listings	10	9	- 10.0%	265	280	+ 5.7%
Sold Listings	14	13	- 7.1%	240	206	- 14.2%
Days on Market Until Sale	50	59	+ 18.0%	27	34	+ 25.9%
Median Sales Price*	\$531,250	\$551,000	+ 3.7%	\$516,995	\$517,500	+ 0.1%
Average Sales Price*	\$551,739	\$605,853	+ 9.8%	\$541,859	\$556,406	+ 2.7%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	99.4%	98.9%	- 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

