

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

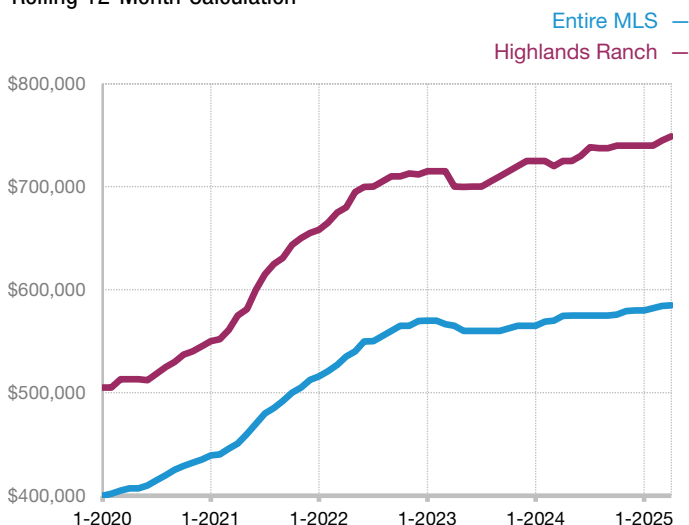
Single Family	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	108	189	+ 75.0%	--	--	--
Under Contract	122	118	- 3.3%	339	409	+ 20.6%
New Listings	152	188	+ 23.7%	408	535	+ 31.1%
Sold Listings	89	116	+ 30.3%	282	340	+ 20.6%
Days on Market Until Sale	9	19	+ 111.1%	24	36	+ 50.0%
Median Sales Price*	\$750,000	\$773,093	+ 3.1%	\$705,000	\$735,250	+ 4.3%
Average Sales Price*	\$929,681	\$895,221	- 3.7%	\$836,899	\$834,513	- 0.3%
Percent of List Price Received*	100.9%	100.2%	- 0.7%	100.1%	99.7%	- 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.

Townhouse/Condo	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	35	63	+ 80.0%	--	--	--
Under Contract	23	15	- 34.8%	70	75	+ 7.1%
New Listings	33	22	- 33.3%	89	119	+ 33.7%
Sold Listings	18	30	+ 66.7%	65	65	0.0%
Days on Market Until Sale	24	27	+ 12.5%	34	42	+ 23.5%
Median Sales Price*	\$597,000	\$467,450	- 21.7%	\$535,000	\$495,000	- 7.5%
Average Sales Price*	\$570,006	\$514,161	- 9.8%	\$550,261	\$510,936	- 7.1%
Percent of List Price Received*	98.7%	99.6%	+ 0.9%	99.1%	98.8%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

