

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

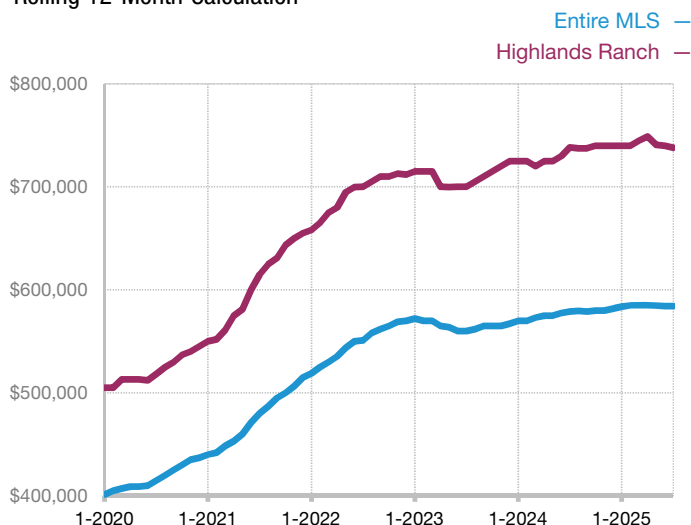
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	181	234	+ 29.3%	--	--	--
Under Contract	85	96	+ 12.9%	657	733	+ 11.6%
New Listings	121	134	+ 10.7%	824	986	+ 19.7%
Sold Listings	100	109	+ 9.0%	631	693	+ 9.8%
Days on Market Until Sale	19	24	+ 26.3%	19	30	+ 57.9%
Median Sales Price*	\$756,000	\$735,000	- 2.8%	\$745,000	\$740,000	- 0.7%
Average Sales Price*	\$843,585	\$820,498	- 2.7%	\$864,856	\$852,214	- 1.5%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	100.1%	99.6%	- 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.

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	74	63	- 14.9%	--	--	--
Under Contract	22	17	- 22.7%	131	134	+ 2.3%
New Listings	32	20	- 37.5%	200	203	+ 1.5%
Sold Listings	26	19	- 26.9%	131	126	- 3.8%
Days on Market Until Sale	25	37	+ 48.0%	30	40	+ 33.3%
Median Sales Price*	\$510,250	\$410,000	- 19.6%	\$517,000	\$485,000	- 6.2%
Average Sales Price*	\$518,526	\$468,605	- 9.6%	\$555,253	\$516,388	- 7.0%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.2%	98.9%	- 0.3%

* 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

