

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

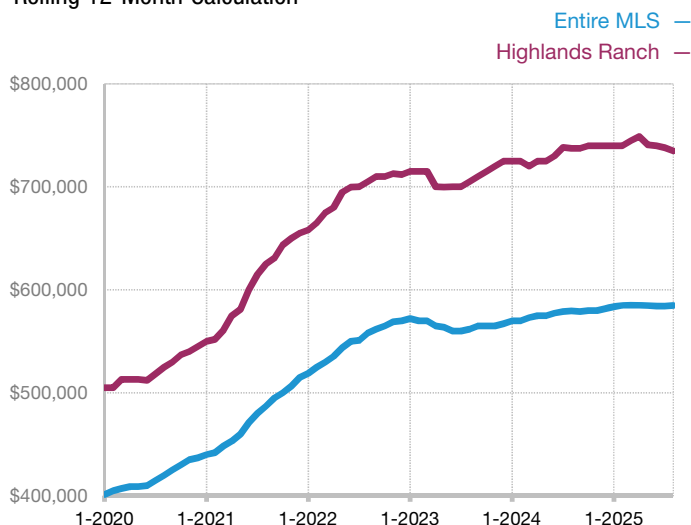
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	192	229	+ 19.3%	--	--	--
Under Contract	76	118	+ 55.3%	733	849	+ 15.8%
New Listings	105	131	+ 24.8%	929	1,117	+ 20.2%
Sold Listings	88	100	+ 13.6%	719	793	+ 10.3%
Days on Market Until Sale	19	33	+ 73.7%	19	30	+ 57.9%
Median Sales Price*	\$738,804	\$725,000	- 1.9%	\$745,000	\$735,500	- 1.3%
Average Sales Price*	\$837,668	\$901,626	+ 7.6%	\$861,528	\$858,445	- 0.4%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	100.0%	99.5%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	69	48	- 30.4%	--	--	--
Under Contract	19	16	- 15.8%	150	150	0.0%
New Listings	21	14	- 33.3%	221	217	- 1.8%
Sold Listings	17	19	+ 11.8%	148	145	- 2.0%
Days on Market Until Sale	41	84	+ 104.9%	31	46	+ 48.4%
Median Sales Price*	\$475,000	\$518,000	+ 9.1%	\$510,000	\$485,000	- 4.9%
Average Sales Price*	\$521,147	\$514,000	- 1.4%	\$551,335	\$516,075	- 6.4%
Percent of List Price Received*	98.9%	97.2%	- 1.7%	99.2%	98.7%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

