

# Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

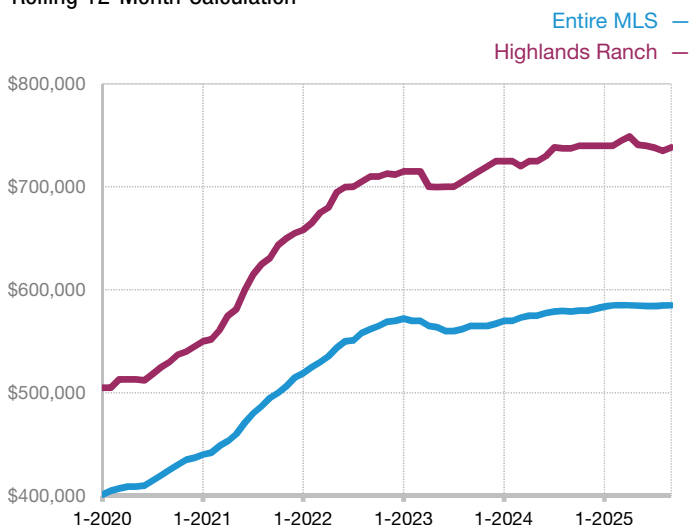
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	209	230	+ 10.0%	--	--	--
Under Contract	83	79	- 4.8%	816	922	+ 13.0%
New Listings	107	108	+ 0.9%	1,036	1,225	+ 18.2%
Sold Listings	80	97	+ 21.3%	799	890	+ 11.4%
Days on Market Until Sale	35	33	- 5.7%	21	30	+ 42.9%
Median Sales Price*	\$715,000	\$760,000	+ 6.3%	\$740,000	\$738,000	- 0.3%
Average Sales Price*	\$755,830	\$852,778	+ 12.8%	\$850,945	\$857,828	+ 0.8%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.9%	99.4%	- 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	69	59	- 14.5%	--	--	--
Under Contract	13	11	- 15.4%	163	158	- 3.1%
New Listings	21	23	+ 9.5%	242	240	- 0.8%
Sold Listings	19	10	- 47.4%	167	155	- 7.2%
Days on Market Until Sale	35	68	+ 94.3%	31	47	+ 51.6%
Median Sales Price*	\$550,000	\$577,500	+ 5.0%	\$510,500	\$495,000	- 3.0%
Average Sales Price*	\$546,595	\$569,500	+ 4.2%	\$550,796	\$519,522	- 5.7%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	99.1%	98.7%	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

