

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

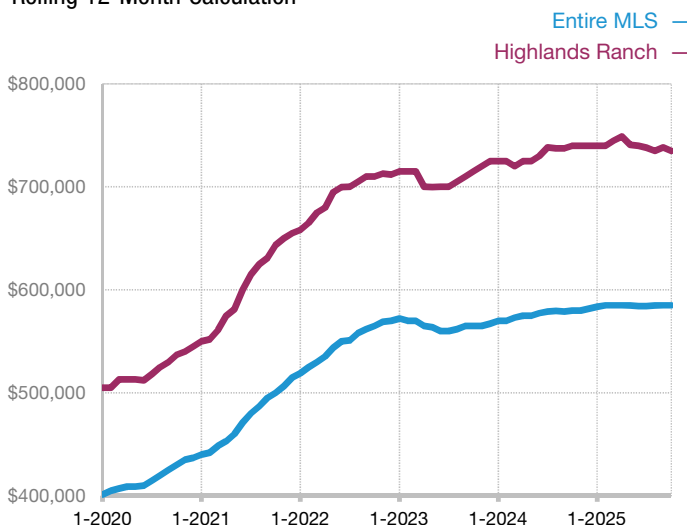
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	209	200	- 4.3%	--	--	--
Under Contract	79	89	+ 12.7%	895	1,004	+ 12.2%
New Listings	99	83	- 16.2%	1,135	1,308	+ 15.2%
Sold Listings	71	83	+ 16.9%	870	974	+ 12.0%
Days on Market Until Sale	30	42	+ 40.0%	22	32	+ 45.5%
Median Sales Price*	\$772,000	\$696,000	- 9.8%	\$745,000	\$735,000	- 1.3%
Average Sales Price*	\$847,579	\$799,378	- 5.7%	\$850,670	\$852,911	+ 0.3%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	64	59	- 7.8%	--	--	--
Under Contract	16	7	- 56.3%	179	165	- 7.8%
New Listings	21	19	- 9.5%	263	259	- 1.5%
Sold Listings	14	10	- 28.6%	181	165	- 8.8%
Days on Market Until Sale	39	60	+ 53.8%	32	48	+ 50.0%
Median Sales Price*	\$494,100	\$622,500	+ 26.0%	\$510,000	\$498,000	- 2.4%
Average Sales Price*	\$561,300	\$627,660	+ 11.8%	\$551,608	\$526,076	- 4.6%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	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

