

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

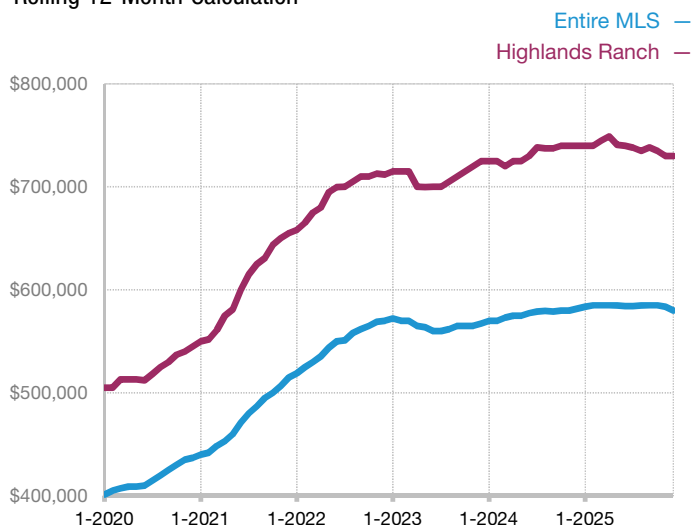
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	116	97	- 16.4%	--	--	--
Under Contract	55	44	- 20.0%	1,010	1,115	+ 10.4%
New Listings	28	24	- 14.3%	1,209	1,376	+ 13.8%
Sold Listings	69	81	+ 17.4%	1,013	1,122	+ 10.8%
Days on Market Until Sale	49	62	+ 26.5%	24	35	+ 45.8%
Median Sales Price*	\$734,000	\$719,500	- 2.0%	\$740,000	\$730,000	- 1.4%
Average Sales Price*	\$787,737	\$795,688	+ 1.0%	\$839,528	\$841,190	+ 0.2%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	99.7%	99.3%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	40	33	- 17.5%	--	--	--
Under Contract	11	13	+ 18.2%	200	190	- 5.0%
New Listings	9	7	- 22.2%	281	278	- 1.1%
Sold Listings	13	13	0.0%	207	185	- 10.6%
Days on Market Until Sale	59	89	+ 50.8%	35	51	+ 45.7%
Median Sales Price*	\$551,000	\$470,000	- 14.7%	\$517,000	\$495,000	- 4.3%
Average Sales Price*	\$605,853	\$520,846	- 14.0%	\$555,699	\$524,884	- 5.5%
Percent of List Price Received*	98.3%	97.6%	- 0.7%	98.9%	98.6%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

