

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

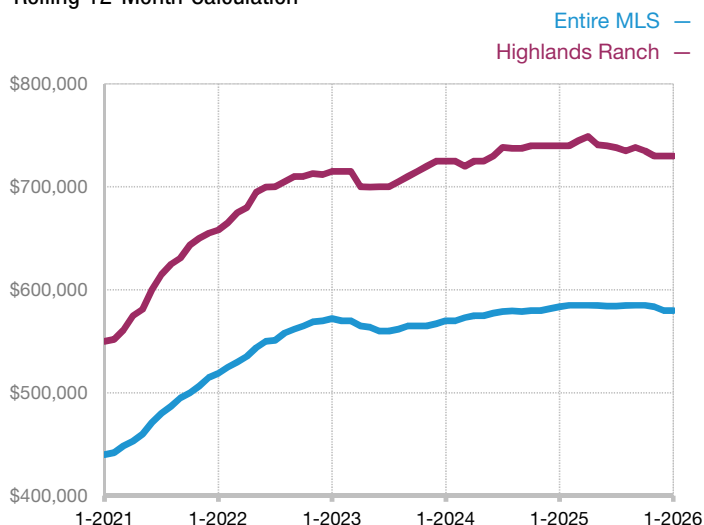
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	116	100	- 13.8%	--	--	--
Under Contract	72	81	+ 12.5%	72	81	+ 12.5%
New Listings	83	87	+ 4.8%	83	87	+ 4.8%
Sold Listings	54	49	- 9.3%	54	49	- 9.3%
Days on Market Until Sale	61	57	- 6.6%	61	57	- 6.6%
Median Sales Price*	\$720,000	\$710,000	- 1.4%	\$720,000	\$710,000	- 1.4%
Average Sales Price*	\$768,842	\$793,940	+ 3.3%	\$768,842	\$793,940	+ 3.3%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.5%	98.4%	- 0.1%

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	46	43	- 6.5%	--	--	--
Under Contract	14	17	+ 21.4%	14	17	+ 21.4%
New Listings	22	28	+ 27.3%	22	28	+ 27.3%
Sold Listings	9	14	+ 55.6%	9	14	+ 55.6%
Days on Market Until Sale	61	74	+ 21.3%	61	74	+ 21.3%
Median Sales Price*	\$467,500	\$482,000	+ 3.1%	\$467,500	\$482,000	+ 3.1%
Average Sales Price*	\$454,111	\$493,779	+ 8.7%	\$454,111	\$493,779	+ 8.7%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	98.0%	97.9%	- 0.1%

* 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

