

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

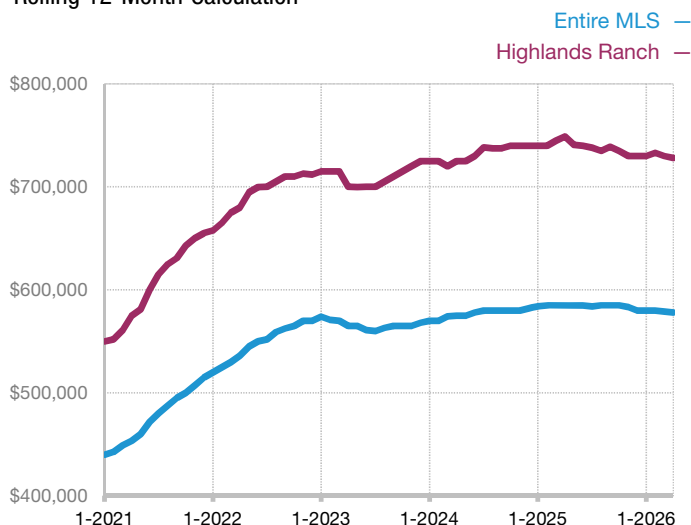
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	206	173	- 16.0%	--	--	--
Under Contract	113	125	+ 10.6%	405	388	- 4.2%
New Listings	189	176	- 6.9%	536	494	- 7.8%
Sold Listings	115	106	- 7.8%	339	299	- 11.8%
Days on Market Until Sale	20	26	+ 30.0%	37	38	+ 2.7%
Median Sales Price*	\$775,000	\$762,500	- 1.6%	\$735,500	\$730,000	- 0.7%
Average Sales Price*	\$898,222	\$866,234	- 3.6%	\$835,353	\$868,278	+ 3.9%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	99.7%	99.5%	- 0.2%

* 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	71	66	- 7.0%	--	--	--
Under Contract	15	31	+ 106.7%	75	86	+ 14.7%
New Listings	23	36	+ 56.5%	119	129	+ 8.4%
Sold Listings	30	22	- 26.7%	66	67	+ 1.5%
Days on Market Until Sale	27	67	+ 148.1%	43	61	+ 41.9%
Median Sales Price*	\$467,450	\$547,000	+ 17.0%	\$490,000	\$505,000	+ 3.1%
Average Sales Price*	\$514,161	\$609,727	+ 18.6%	\$510,452	\$540,021	+ 5.8%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	98.9%	98.5%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

