

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

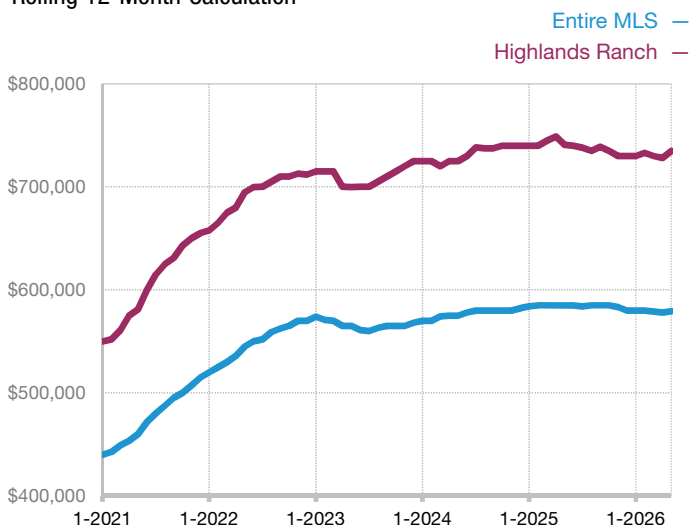
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	238	194	- 18.5%	--	--	--
Under Contract	124	114	- 8.1%	529	497	- 6.0%
New Listings	171	147	- 14.0%	707	641	- 9.3%
Sold Listings	126	124	- 1.6%	465	423	- 9.0%
Days on Market Until Sale	22	27	+ 22.7%	33	35	+ 6.1%
Median Sales Price*	\$726,500	\$797,900	+ 9.8%	\$735,000	\$750,000	+ 2.0%
Average Sales Price*	\$862,700	\$903,163	+ 4.7%	\$842,763	\$878,504	+ 4.2%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	99.8%	99.6%	- 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	78	66	- 15.4%	--	--	--
Under Contract	27	24	- 11.1%	102	109	+ 6.9%
New Listings	38	28	- 26.3%	157	157	0.0%
Sold Listings	18	28	+ 55.6%	84	96	+ 14.3%
Days on Market Until Sale	26	42	+ 61.5%	39	55	+ 41.0%
Median Sales Price*	\$480,000	\$482,500	+ 0.5%	\$485,000	\$496,500	+ 2.4%
Average Sales Price*	\$509,000	\$534,323	+ 5.0%	\$510,141	\$538,098	+ 5.5%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.9%	98.6%	- 0.3%

\* 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

