

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

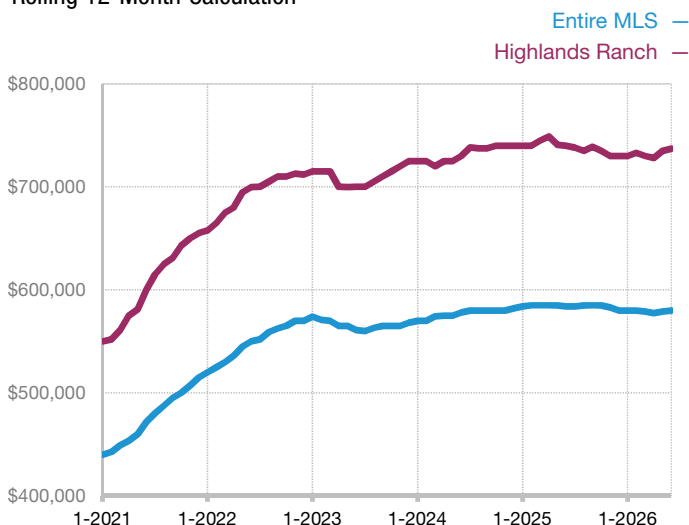
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	257	160	- 37.7%	--	--	--
Under Contract	108	105	- 2.8%	637	597	- 6.3%
New Listings	146	93	- 36.3%	853	734	- 14.0%
Sold Listings	119	120	+ 0.8%	584	545	- 6.7%
Days on Market Until Sale	24	27	+ 12.5%	31	33	+ 6.5%
Median Sales Price*	\$790,000	\$794,500	+ 0.6%	\$740,000	\$755,000	+ 2.0%
Average Sales Price*	\$918,199	\$936,857	+ 2.0%	\$858,134	\$890,546	+ 3.8%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	99.7%	99.6%	- 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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	76	60	- 21.1%	--	--	--
Under Contract	15	24	+ 60.0%	117	133	+ 13.7%
New Listings	25	22	- 12.0%	181	179	- 1.1%
Sold Listings	23	25	+ 8.7%	107	122	+ 14.0%
Days on Market Until Sale	46	49	+ 6.5%	41	56	+ 36.6%
Median Sales Price*	\$510,203	\$425,000	- 16.7%	\$495,000	\$489,500	- 1.1%
Average Sales Price*	\$578,678	\$491,500	- 15.1%	\$524,873	\$528,442	+ 0.7%
Percent of List Price Received*	98.7%	98.7%	0.0%	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

