

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

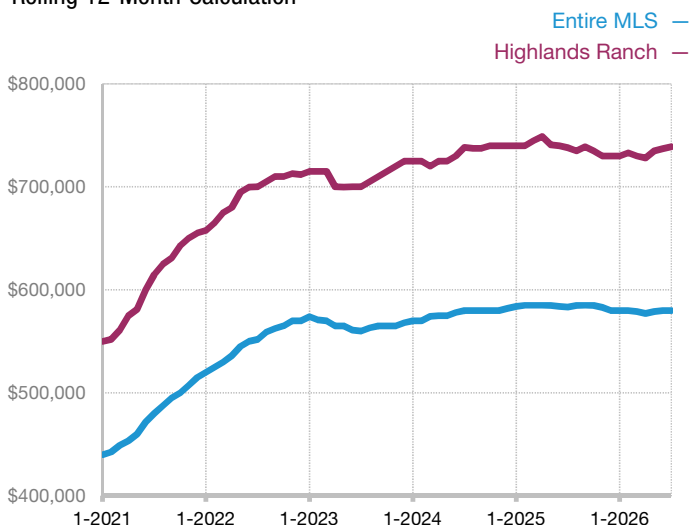
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	276	143	- 48.2%	--	--	--
Under Contract	94	68	- 27.7%	731	662	- 9.4%
New Listings	133	67	- 49.6%	986	803	- 18.6%
Sold Listings	109	98	- 10.1%	693	643	- 7.2%
Days on Market Until Sale	24	29	+ 20.8%	30	32	+ 6.7%
Median Sales Price*	\$735,000	\$750,000	+ 2.0%	\$740,000	\$755,000	+ 2.0%
Average Sales Price*	\$820,498	\$799,895	- 2.5%	\$852,214	\$876,729	+ 2.9%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	99.6%	99.6%	0.0%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	70	66	- 5.7%	--	--	--
Under Contract	17	12	- 29.4%	134	143	+ 6.7%
New Listings	20	18	- 10.0%	201	197	- 2.0%
Sold Listings	19	21	+ 10.5%	126	144	+ 14.3%
Days on Market Until Sale	38	51	+ 34.2%	40	55	+ 37.5%
Median Sales Price*	\$410,000	\$530,000	+ 29.3%	\$485,000	\$496,500	+ 2.4%
Average Sales Price*	\$468,605	\$537,140	+ 14.6%	\$516,388	\$531,228	+ 2.9%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	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

