

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

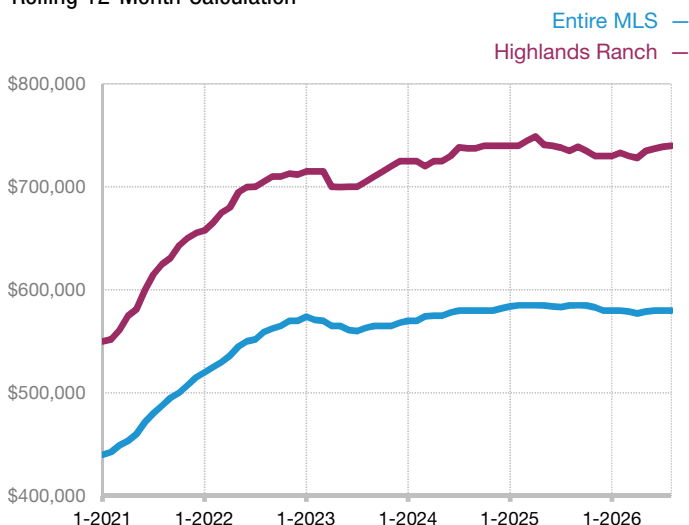
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	271	122	- 55.0%	--	--	--
Under Contract	110	59	- 46.4%	841	717	- 14.7%
New Listings	131	51	- 61.1%	1,117	858	- 23.2%
Sold Listings	100	63	- 37.0%	793	706	- 11.0%
Days on Market Until Sale	33	45	+ 36.4%	30	34	+ 13.3%
Median Sales Price*	\$725,000	\$750,000	+ 3.4%	\$735,500	\$755,000	+ 2.7%
Average Sales Price*	\$901,626	\$863,352	- 4.2%	\$858,445	\$875,536	+ 2.0%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.5%	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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	58	58	0.0%	--	--	--
Under Contract	13	14	+ 7.7%	147	157	+ 6.8%
New Listings	14	14	0.0%	214	210	- 1.9%
Sold Listings	19	12	- 36.8%	145	156	+ 7.6%
Days on Market Until Sale	84	38	- 54.8%	46	54	+ 17.4%
Median Sales Price*	\$518,000	\$500,000	- 3.5%	\$485,000	\$496,500	+ 2.4%
Average Sales Price*	\$514,000	\$526,250	+ 2.4%	\$516,075	\$530,845	+ 2.9%
Percent of List Price Received*	97.2%	98.6%	+ 1.4%	98.7%	98.6%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

