

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

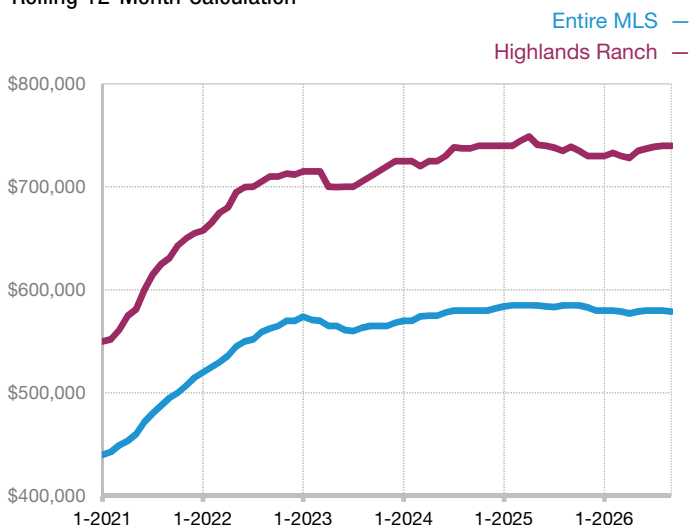
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	275	146	- 46.9%	--	--	--
Under Contract	74	54	- 27.0%	915	769	- 16.0%
New Listings	108	94	- 13.0%	1,225	954	- 22.1%
Sold Listings	98	45	- 54.1%	891	753	- 15.5%
Days on Market Until Sale	34	59	+ 73.5%	31	35	+ 12.9%
Median Sales Price*	\$760,000	\$838,500	+ 10.3%	\$738,000	\$757,625	+ 2.7%
Average Sales Price*	\$853,464	\$989,528	+ 15.9%	\$857,897	\$881,393	+ 2.7%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	99.4%	99.5%	+ 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	64	61	- 4.7%	--	--	--
Under Contract	11	12	+ 9.1%	158	169	+ 7.0%
New Listings	23	19	- 17.4%	237	233	- 1.7%
Sold Listings	10	15	+ 50.0%	155	171	+ 10.3%
Days on Market Until Sale	68	95	+ 39.7%	48	57	+ 18.8%
Median Sales Price*	\$577,500	\$480,000	- 16.9%	\$495,000	\$495,000	0.0%
Average Sales Price*	\$569,500	\$550,994	- 3.2%	\$519,522	\$532,613	+ 2.5%
Percent of List Price Received*	98.3%	94.8%	- 3.6%	98.7%	98.3%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

