Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Highlands Ranch

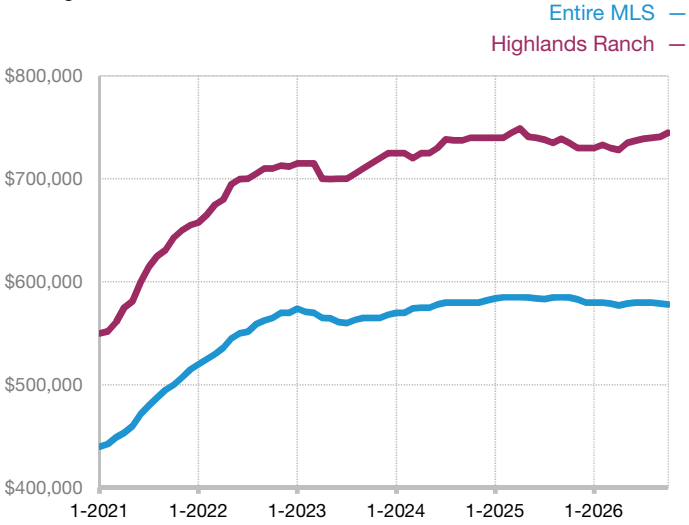
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	251	**165**	- 34.3%	--	**--**	--
Under Contract	82	**68**	- 17.1%	997	**833**	- 16.4%
New Listings	83	**93**	+ 12.0%	1,308	**1,050**	- 19.7%
Sold Listings	84	**67**	- 20.2%	975	**821**	- 15.8%
Days on Market Until Sale	42	**45**	+ 7.1%	32	**36**	+ 12.5%
Median Sales Price*	$698,000	**$700,000**	+ 0.3%	$735,000	**$755,000**	+ 2.7%
Average Sales Price*	$798,635	**$785,418**	- 1.7%	$852,792	**$874,509**	+ 2.5%
Percent of List Price Received*	99.0%	**98.7%**	- 0.3%	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.

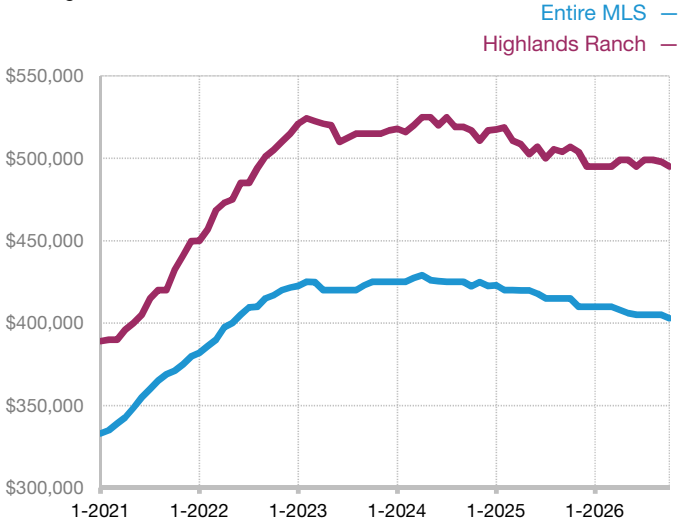
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	65	**61**	- 6.2%	--	**--**	--
Under Contract	6	**7**	+ 16.7%	164	**174**	+ 6.1%
New Listings	19	**15**	- 21.1%	256	**249**	- 2.7%
Sold Listings	10	**8**	- 20.0%	165	**179**	+ 8.5%
Days on Market Until Sale	60	**40**	- 33.3%	48	**56**	+ 16.7%
Median Sales Price*	$622,500	**$535,000**	- 14.1%	$498,000	**$498,000**	0.0%
Average Sales Price*	$627,660	**$522,188**	- 16.8%	$526,076	**$532,147**	+ 1.2%
Percent of List Price Received*	98.3%	**98.3%**	0.0%	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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.