

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

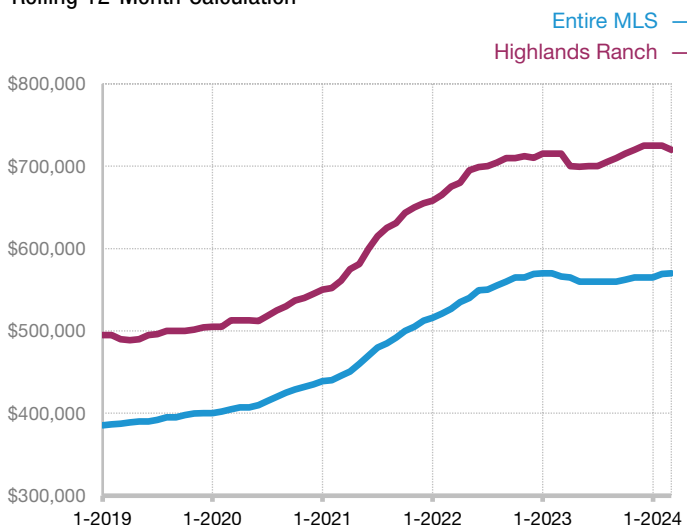
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	62	67	+ 8.1%	--	--	--
Under Contract	88	97	+ 10.2%	226	223	- 1.3%
New Listings	95	92	- 3.2%	216	256	+ 18.5%
Sold Listings	90	79	- 12.2%	193	194	+ 0.5%
Days on Market Until Sale	23	30	+ 30.4%	39	31	- 20.5%
Median Sales Price*	\$774,500	\$685,000	- 11.6%	\$710,000	\$689,950	- 2.8%
Average Sales Price*	\$920,557	\$808,263	- 12.2%	\$823,430	\$798,010	- 3.1%
Percent of List Price Received*	100.4%	100.4%	0.0%	99.5%	99.8%	+ 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.

Townhouse/Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	24	21	- 12.5%	--	--	--
Under Contract	26	16	- 38.5%	64	46	- 28.1%
New Listings	24	18	- 25.0%	66	56	- 15.2%
Sold Listings	33	16	- 51.5%	55	46	- 16.4%
Days on Market Until Sale	36	31	- 13.9%	34	38	+ 11.8%
Median Sales Price*	\$516,000	\$570,889	+ 10.6%	\$510,000	\$526,500	+ 3.2%
Average Sales Price*	\$571,911	\$549,299	- 4.0%	\$540,135	\$543,628	+ 0.6%
Percent of List Price Received*	98.7%	99.6%	+ 0.9%	99.0%	99.2%	+ 0.2%

* 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

