

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

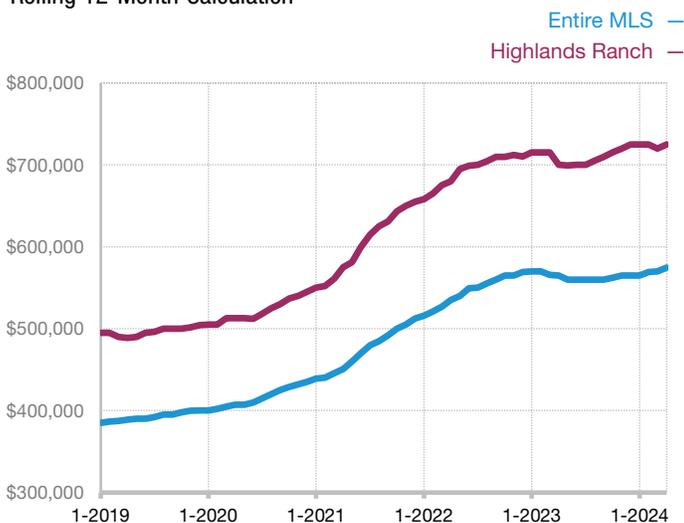
| Single Family                   | April     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2023      | 2024             | Percent Change from Previous Year | Thru 04-2023 | Thru 04-2024     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 74        | <b>88</b>        | + 18.9%                           | --           | --               | --                                |
| Under Contract                  | 114       | <b>124</b>       | + 8.8%                            | 340          | <b>343</b>       | + 0.9%                            |
| New Listings                    | 131       | <b>149</b>       | + 13.7%                           | 347          | <b>405</b>       | + 16.7%                           |
| Sold Listings                   | 87        | <b>88</b>        | + 1.1%                            | 280          | <b>282</b>       | + 0.7%                            |
| Days on Market Until Sale       | 24        | <b>9</b>         | - 62.5%                           | 34           | <b>24</b>        | - 29.4%                           |
| Median Sales Price*             | \$699,000 | <b>\$750,000</b> | + 7.3%                            | \$700,000    | <b>\$705,000</b> | + 0.7%                            |
| Average Sales Price*            | \$847,860 | <b>\$934,326</b> | + 10.2%                           | \$831,021    | <b>\$840,548</b> | + 1.1%                            |
| Percent of List Price Received* | 100.7%    | <b>100.9%</b>    | + 0.2%                            | 99.9%        | <b>100.1%</b>    | + 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.

| Townhouse/Condo                 | April     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2023      | 2024             | Percent Change from Previous Year | Thru 04-2023 | Thru 04-2024     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 17        | <b>27</b>        | + 58.8%                           | --           | --               | --                                |
| Under Contract                  | 26        | <b>24</b>        | - 7.7%                            | 90           | <b>70</b>        | - 22.2%                           |
| New Listings                    | 21        | <b>33</b>        | + 57.1%                           | 87           | <b>89</b>        | + 2.3%                            |
| Sold Listings                   | 21        | <b>18</b>        | - 14.3%                           | 76           | <b>64</b>        | - 15.8%                           |
| Days on Market Until Sale       | 31        | <b>24</b>        | - 22.6%                           | 33           | <b>34</b>        | + 3.0%                            |
| Median Sales Price*             | \$525,000 | <b>\$597,000</b> | + 13.7%                           | \$515,500    | <b>\$537,500</b> | + 4.3%                            |
| Average Sales Price*            | \$555,185 | <b>\$570,006</b> | + 2.7%                            | \$544,294    | <b>\$551,046</b> | + 1.2%                            |
| Percent of List Price Received* | 100.0%    | <b>98.7%</b>     | - 1.3%                            | 99.2%        | <b>99.1%</b>     | - 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

