

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

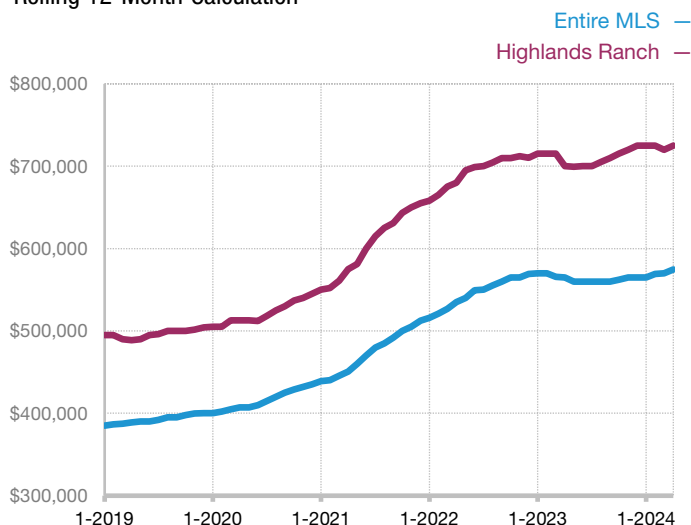
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	74	88	+ 18.9%	--	--	--
Under Contract	114	124	+ 8.8%	340	343	+ 0.9%
New Listings	131	149	+ 13.7%	347	405	+ 16.7%
Sold Listings	87	88	+ 1.1%	280	282	+ 0.7%
Days on Market Until Sale	24	9	- 62.5%	34	24	- 29.4%
Median Sales Price*	\$699,000	\$750,000	+ 7.3%	\$700,000	\$705,000	+ 0.7%
Average Sales Price*	\$847,860	\$934,326	+ 10.2%	\$831,021	\$840,548	+ 1.1%
Percent of List Price Received*	100.7%	100.9%	+ 0.2%	99.9%	100.1%	+ 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	17	27	+ 58.8%	--	--	--
Under Contract	26	24	- 7.7%	90	70	- 22.2%
New Listings	21	33	+ 57.1%	87	89	+ 2.3%
Sold Listings	21	18	- 14.3%	76	64	- 15.8%
Days on Market Until Sale	31	24	- 22.6%	33	34	+ 3.0%
Median Sales Price*	\$525,000	\$597,000	+ 13.7%	\$515,500	\$537,500	+ 4.3%
Average Sales Price*	\$555,185	\$570,006	+ 2.7%	\$544,294	\$551,046	+ 1.2%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	99.2%	99.1%	- 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

