

# Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

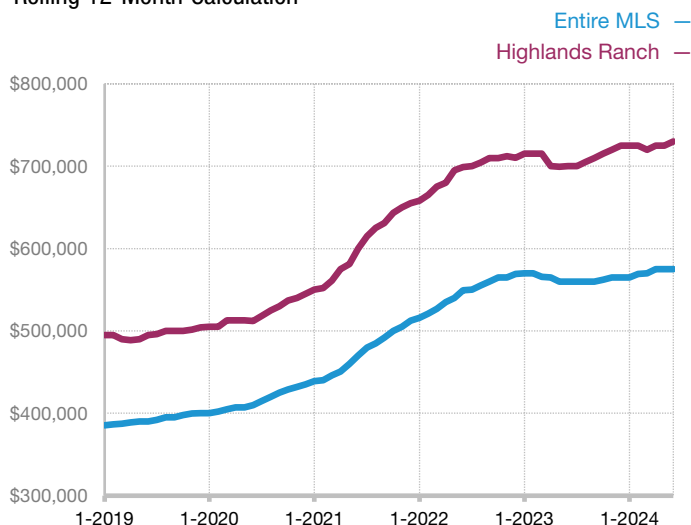
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	132	134	+ 1.5%	--	--	--
Under Contract	102	115	+ 12.7%	528	576	+ 9.1%
New Listings	146	136	- 6.8%	604	699	+ 15.7%
Sold Listings	103	129	+ 25.2%	490	527	+ 7.6%
Days on Market Until Sale	13	13	0.0%	25	19	- 24.0%
Median Sales Price*	\$725,000	\$800,000	+ 10.3%	\$720,000	\$740,000	+ 2.8%
Average Sales Price*	\$809,807	\$939,437	+ 16.0%	\$845,017	\$871,545	+ 3.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.1%	100.2%	+ 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	28	53	+ 89.3%	--	--	--
Under Contract	29	24	- 17.2%	141	111	- 21.3%
New Listings	37	38	+ 2.7%	153	166	+ 8.5%
Sold Listings	20	19	- 5.0%	127	104	- 18.1%
Days on Market Until Sale	12	25	+ 108.3%	28	30	+ 7.1%
Median Sales Price*	\$514,945	\$500,000	- 2.9%	\$515,000	\$526,500	+ 2.2%
Average Sales Price*	\$598,589	\$576,563	- 3.7%	\$546,356	\$564,966	+ 3.4%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.4%	99.2%	- 0.2%

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



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

