

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

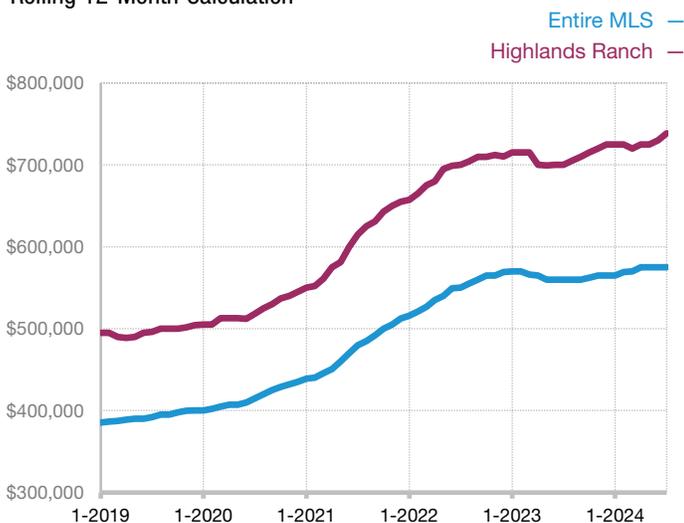
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	132	155	+ 17.4%	--	--	--
Under Contract	89	89	0.0%	617	659	+ 6.8%
New Listings	99	118	+ 19.2%	703	818	+ 16.4%
Sold Listings	96	100	+ 4.2%	586	627	+ 7.0%
Days on Market Until Sale	15	19	+ 26.7%	23	19	- 17.4%
Median Sales Price*	\$705,000	\$756,000	+ 7.2%	\$720,000	\$745,000	+ 3.5%
Average Sales Price*	\$787,366	\$843,585	+ 7.1%	\$835,572	\$865,780	+ 3.6%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	100.1%	100.1%	0.0%

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	31	63	+ 103.2%	--	--	--
Under Contract	28	23	- 17.9%	169	131	- 22.5%
New Listings	33	32	- 3.0%	186	199	+ 7.0%
Sold Listings	24	26	+ 8.3%	151	130	- 13.9%
Days on Market Until Sale	17	25	+ 47.1%	26	29	+ 11.5%
Median Sales Price*	\$505,000	\$510,250	+ 1.0%	\$510,000	\$518,500	+ 1.7%
Average Sales Price*	\$521,683	\$518,526	- 0.6%	\$542,434	\$555,678	+ 2.4%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	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

