

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

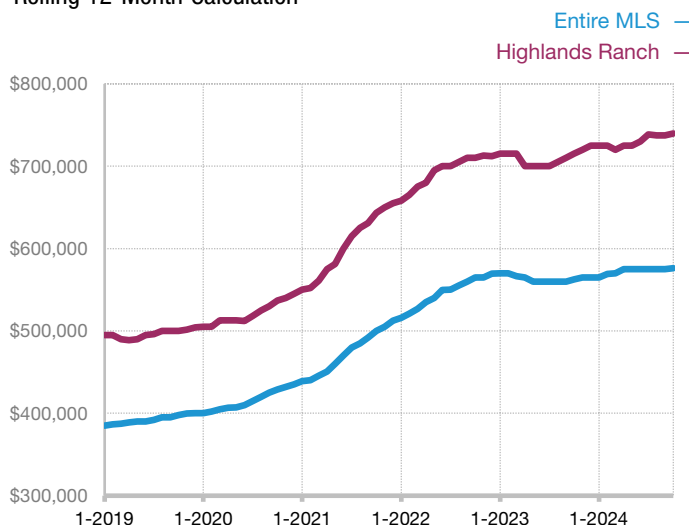
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	147	179	+ 21.8%	--	--	--
Under Contract	67	84	+ 25.4%	812	902	+ 11.1%
New Listings	74	99	+ 33.8%	952	1,135	+ 19.2%
Sold Listings	56	71	+ 26.8%	799	870	+ 8.9%
Days on Market Until Sale	24	30	+ 25.0%	23	22	- 4.3%
Median Sales Price*	\$725,000	\$772,000	+ 6.5%	\$725,000	\$745,000	+ 2.8%
Average Sales Price*	\$843,864	\$847,579	+ 0.4%	\$836,808	\$850,670	+ 1.7%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	99.9%	99.9%	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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	33	48	+ 45.5%	--	--	--
Under Contract	14	16	+ 14.3%	216	179	- 17.1%
New Listings	11	21	+ 90.9%	243	262	+ 7.8%
Sold Listings	17	14	- 17.6%	216	180	- 16.7%
Days on Market Until Sale	18	39	+ 116.7%	25	32	+ 28.0%
Median Sales Price*	\$520,000	\$494,100	- 5.0%	\$515,000	\$510,250	- 0.9%
Average Sales Price*	\$517,165	\$561,300	+ 8.5%	\$537,997	\$552,395	+ 2.7%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	99.5%	99.1%	- 0.4%

\* 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

