

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

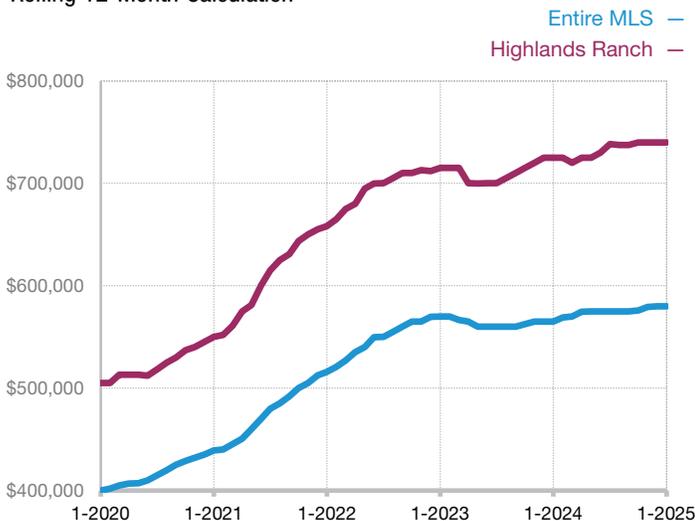
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	62	91	+ 46.8%	--	--	--
Under Contract	59	77	+ 30.5%	59	77	+ 30.5%
New Listings	64	82	+ 28.1%	64	82	+ 28.1%
Sold Listings	55	54	- 1.8%	55	54	- 1.8%
Days on Market Until Sale	38	61	+ 60.5%	38	61	+ 60.5%
Median Sales Price*	\$700,000	\$720,000	+ 2.9%	\$700,000	\$720,000	+ 2.9%
Average Sales Price*	\$786,299	\$768,842	- 2.2%	\$786,299	\$768,842	- 2.2%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.0%	98.5%	- 0.5%

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	18	38	+ 111.1%	--	--	--
Under Contract	16	14	- 12.5%	16	14	- 12.5%
New Listings	15	22	+ 46.7%	15	22	+ 46.7%
Sold Listings	14	9	- 35.7%	14	9	- 35.7%
Days on Market Until Sale	54	61	+ 13.0%	54	61	+ 13.0%
Median Sales Price*	\$494,995	\$467,500	- 5.6%	\$494,995	\$467,500	- 5.6%
Average Sales Price*	\$497,528	\$454,111	- 8.7%	\$497,528	\$454,111	- 8.7%
Percent of List Price Received*	97.7%	98.0%	+ 0.3%	97.7%	98.0%	+ 0.3%

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



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

