

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

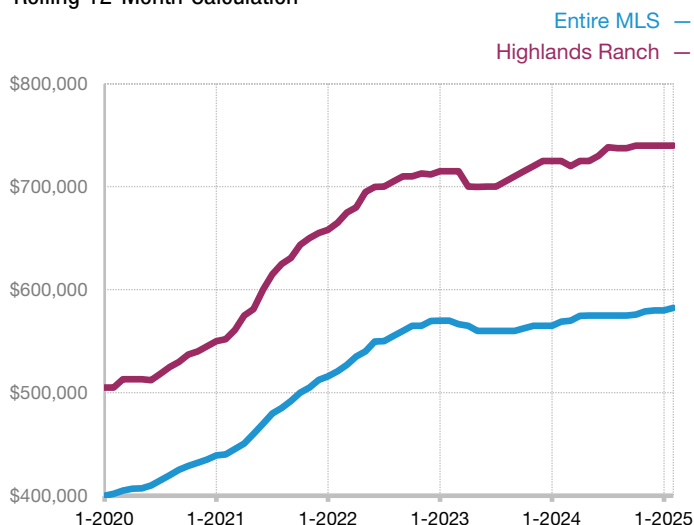
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	91	101	+ 11.0%	--	--	--
Under Contract	66	105	+ 59.1%	125	179	+ 43.2%
New Listings	100	121	+ 21.0%	164	203	+ 23.8%
Sold Listings	60	71	+ 18.3%	115	125	+ 8.7%
Days on Market Until Sale	25	49	+ 96.0%	31	55	+ 77.4%
Median Sales Price*	\$690,500	\$694,000	+ 0.5%	\$691,000	\$700,000	+ 1.3%
Average Sales Price*	\$795,245	\$768,707	- 3.3%	\$790,967	\$768,765	- 2.8%
Percent of List Price Received*	99.7%	99.7%	0.0%	99.4%	99.2%	- 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	26	53	+ 103.8%	--	--	--
Under Contract	15	16	+ 6.7%	31	30	- 3.2%
New Listings	23	31	+ 34.8%	38	53	+ 39.5%
Sold Listings	17	12	- 29.4%	31	21	- 32.3%
Days on Market Until Sale	33	63	+ 90.9%	42	62	+ 47.6%
Median Sales Price*	\$510,000	\$526,750	+ 3.3%	\$500,000	\$521,000	+ 4.2%
Average Sales Price*	\$573,688	\$545,292	- 4.9%	\$539,293	\$506,214	- 6.1%
Percent of List Price Received*	100.0%	97.1%	- 2.9%	99.0%	97.5%	- 1.5%

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



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

