

# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

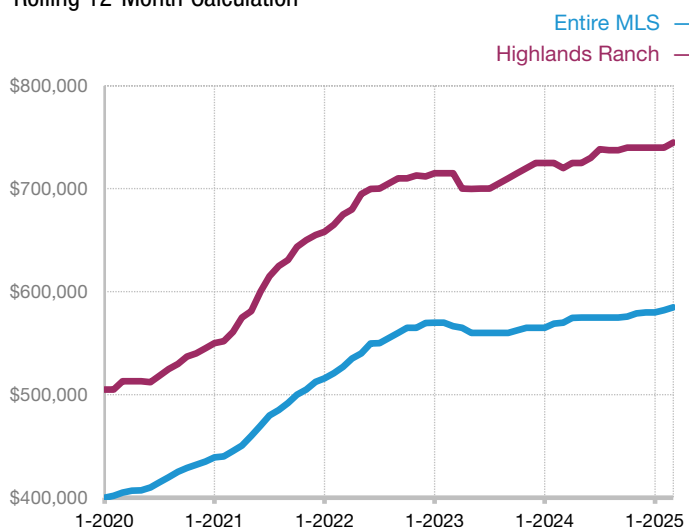
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	84	119	+ 41.7%	--	--	--
Under Contract	92	128	+ 39.1%	217	300	+ 38.2%
New Listings	92	142	+ 54.3%	256	347	+ 35.5%
Sold Listings	78	100	+ 28.2%	193	225	+ 16.6%
Days on Market Until Sale	31	33	+ 6.5%	31	45	+ 45.2%
Median Sales Price*	\$683,750	\$757,000	+ 10.7%	\$689,900	\$720,000	+ 4.4%
Average Sales Price*	\$798,754	\$843,033	+ 5.5%	\$794,114	\$801,773	+ 1.0%
Percent of List Price Received*	100.4%	99.9%	- 0.5%	99.8%	99.5%	- 0.3%

\* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	25	55	+ 120.0%	--	--	--
Under Contract	16	37	+ 131.3%	47	65	+ 38.3%
New Listings	18	44	+ 144.4%	56	97	+ 73.2%
Sold Listings	16	13	- 18.8%	47	35	- 25.5%
Days on Market Until Sale	31	45	+ 45.2%	39	56	+ 43.6%
Median Sales Price*	\$570,889	\$500,000	- 12.4%	\$520,000	\$500,000	- 3.8%
Average Sales Price*	\$549,299	\$512,115	- 6.8%	\$542,699	\$508,171	- 6.4%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.2%	98.2%	- 1.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

