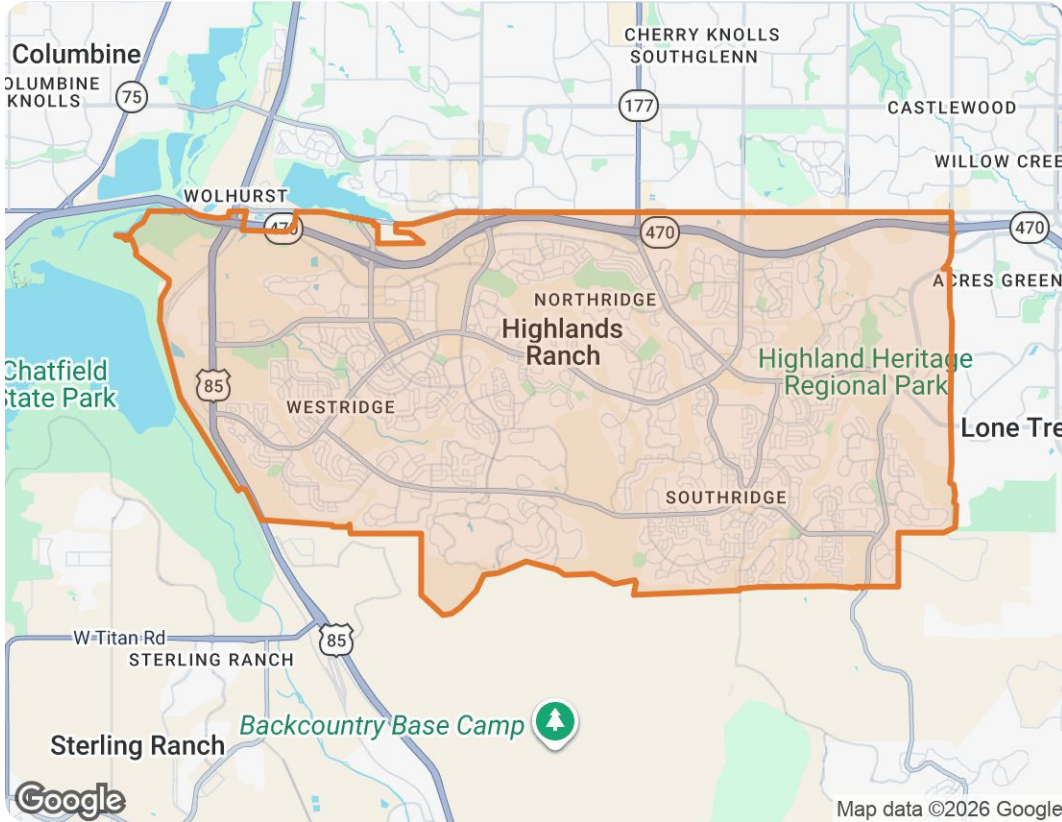


Highlands Ranch, Colorado



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Saber Amine

Realtor

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📞 Work (720) 842-1600

✉️ saber@homesandpeople.com

🌐 <https://livinginhighlandsranch.com/>

Highlands Ranch, Colorado

Housing

Market Trends for Highlands Ranch, Colorado

Single Family Residence

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.33

↓ 1.69% MoM

Sold to List Price %

99.6%

↓ 0.04% MoM

Median Days in RPR

24

↑ 20% MoM

Median Sold Price

\$790,000

↑ 10.49% MoM

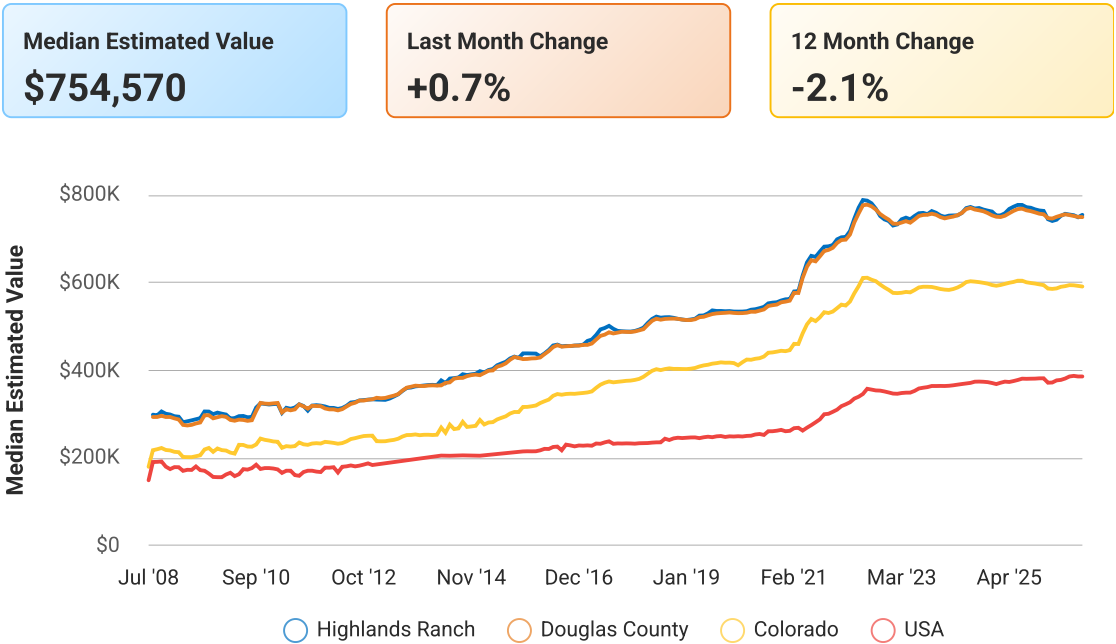
September 2026 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Highlands Ranch, Colorado

Housing Facts & Stats

	Highlands Ranch	Douglas County	Colorado	USA
Median Estimated Home Value	\$721K	\$719K	\$558K	\$372K
Est. Home Value 12-Mo. Change	-2.1%	-1.9%	-1.5%	+0.1%
Median List Price	\$700K	\$799K	\$600K	–
List Price 1-Month Change	-3.1%	0%	+0%	–
List Price 12-Month Change	-7.9%	-0.1%	-3.2%	–
Median Home Age	28	23	42	44
Own	78%	77%	66%	65%
Rent	22%	23%	34%	35%
\$ Total Value (of all buildings for which permits were issued)	–	\$961.51M	\$11.15B	\$384.62B
% Change in permits (for all buildings)	–	+4%	+2%	+6%
% Change in \$ value (for all buildings)	–	-12%	+1%	+5%



Highlands Ranch, Colorado

September 2026 Sold Listings

Highlands Ranch, Colorado

Single Family Residence

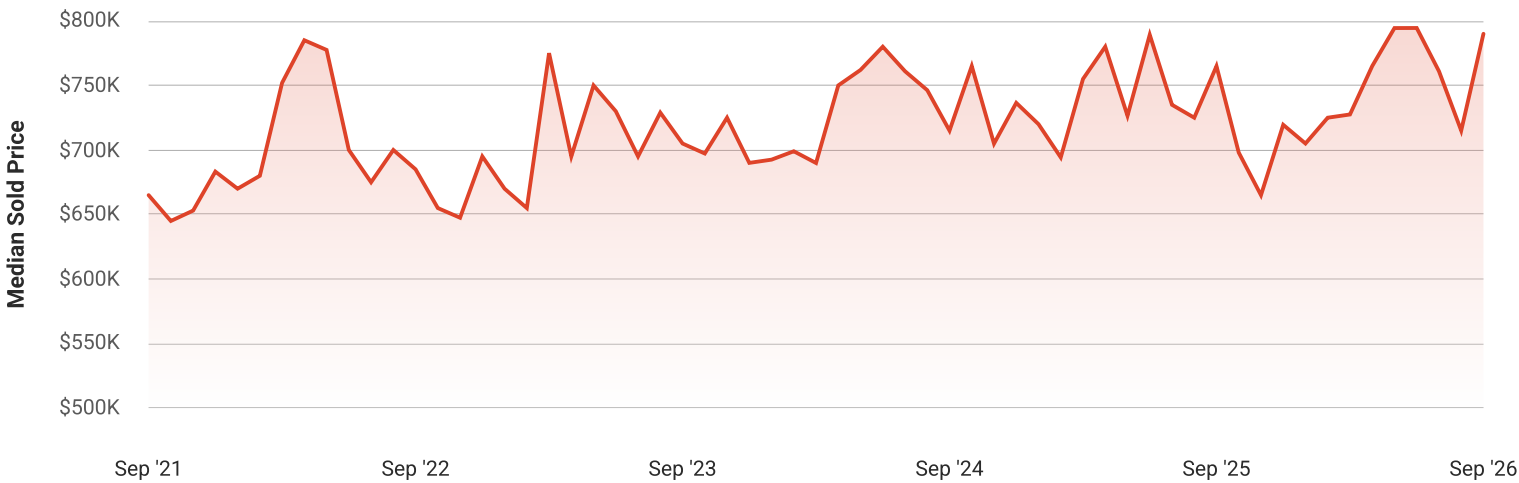
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

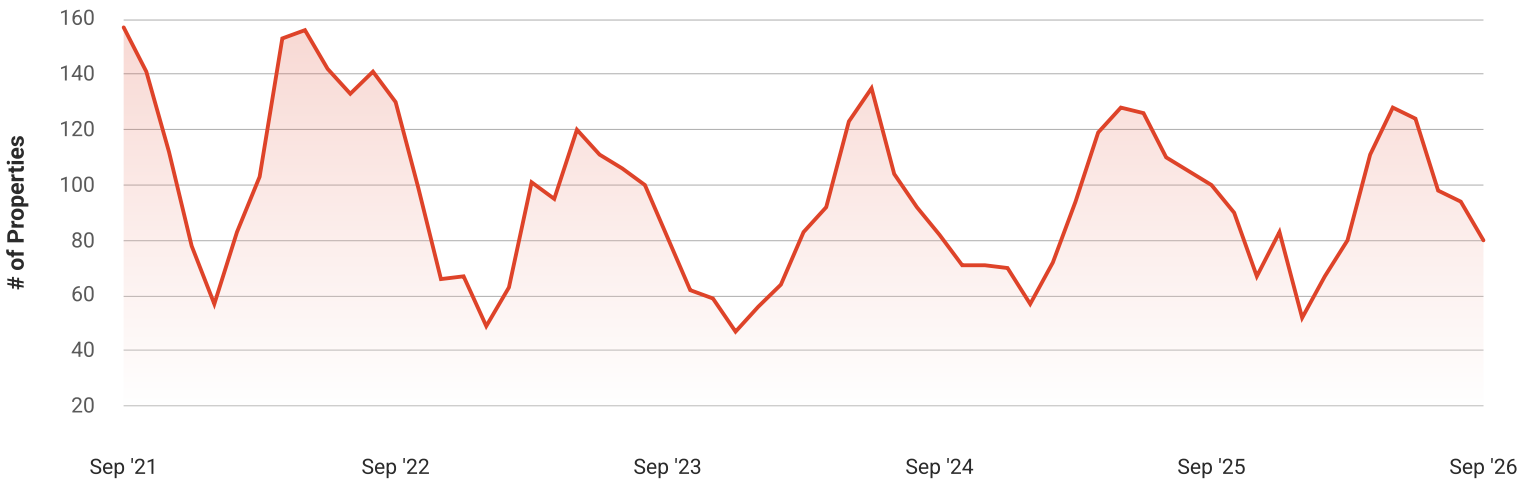
Median Sold Price - \$790,000

↑ 10.5% Month over Month



of Properties - 80

↓ 14.9% Month over Month



Highlands Ranch, Colorado

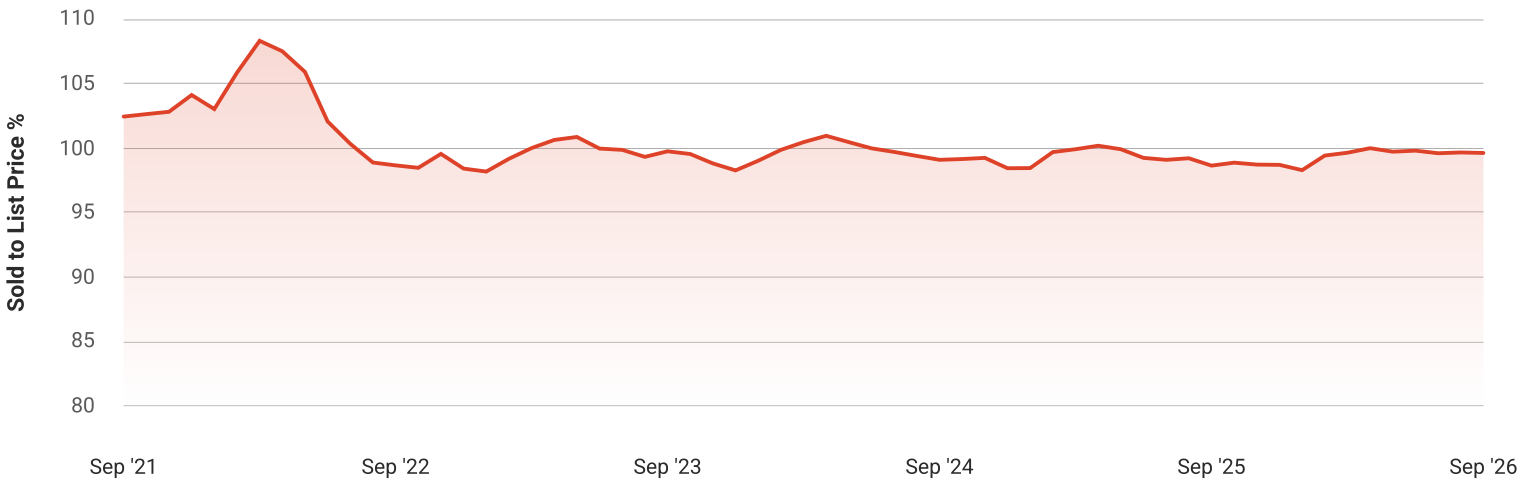
September 2026 Sold Listings

Highlands Ranch, Colorado

Single Family Residence

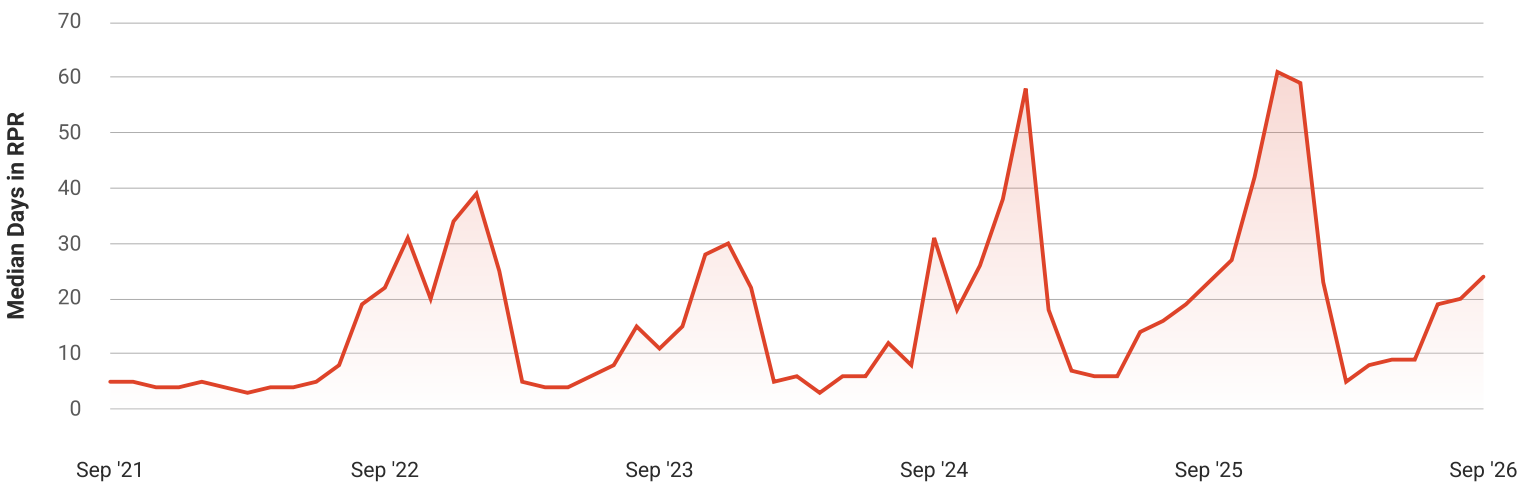
Avg. List to Sale Price % - 99.62%

↓ 0% Month over Month



Median Days in RPR - 24

↑ 20% Month over Month



Highlands Ranch, Colorado

September 2026 Pending Listings

Highlands Ranch, Colorado

Single Family Residence

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

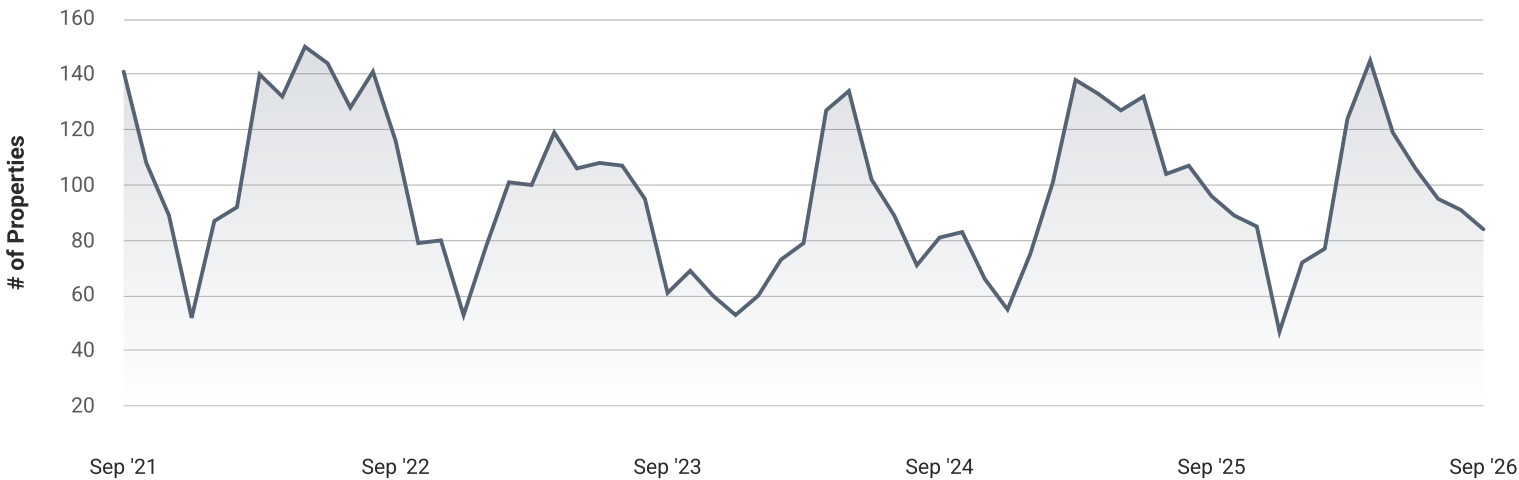
Median List Price - \$705,000

↓ 11.8% Month over Month



of Properties - 84

↓ 7.7% Month over Month



Highlands Ranch, Colorado

September 2026 Active Listings

Highlands Ranch, Colorado

Single Family Residence

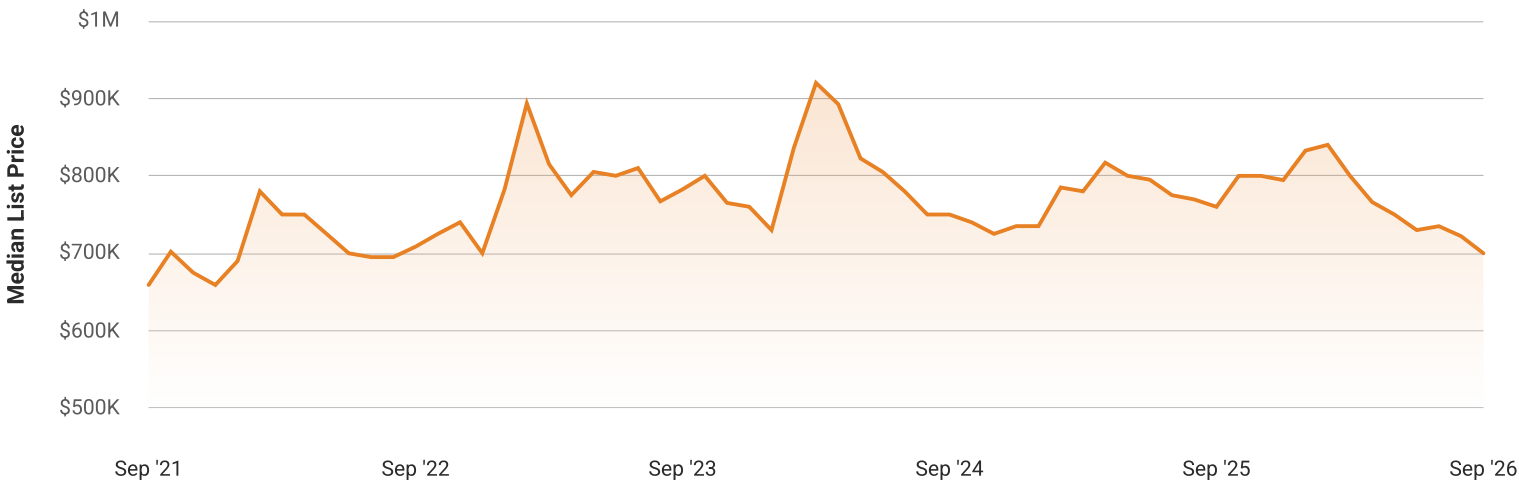
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

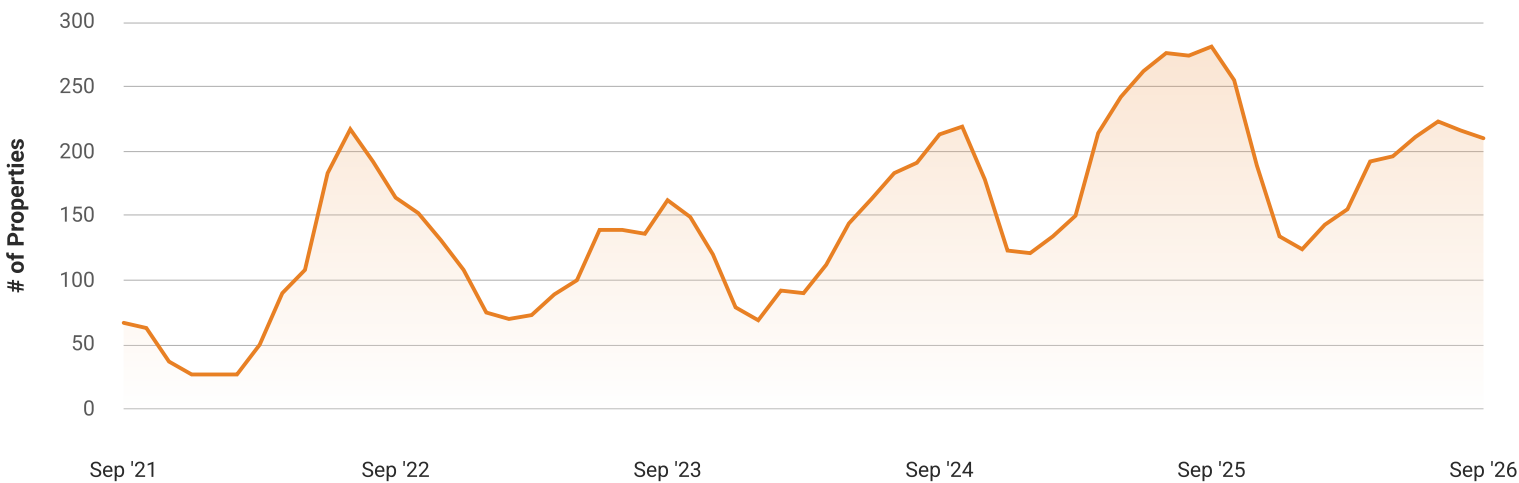
Median List Price - \$699,900

↓ 3.1% Month over Month



of Properties - 210

↓ 2.8% Month over Month



Highlands Ranch, Colorado

September 2026 Months Supply of Inv.

Highlands Ranch, Colorado

Single Family Residence

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources
Update Frequency: Monthly

