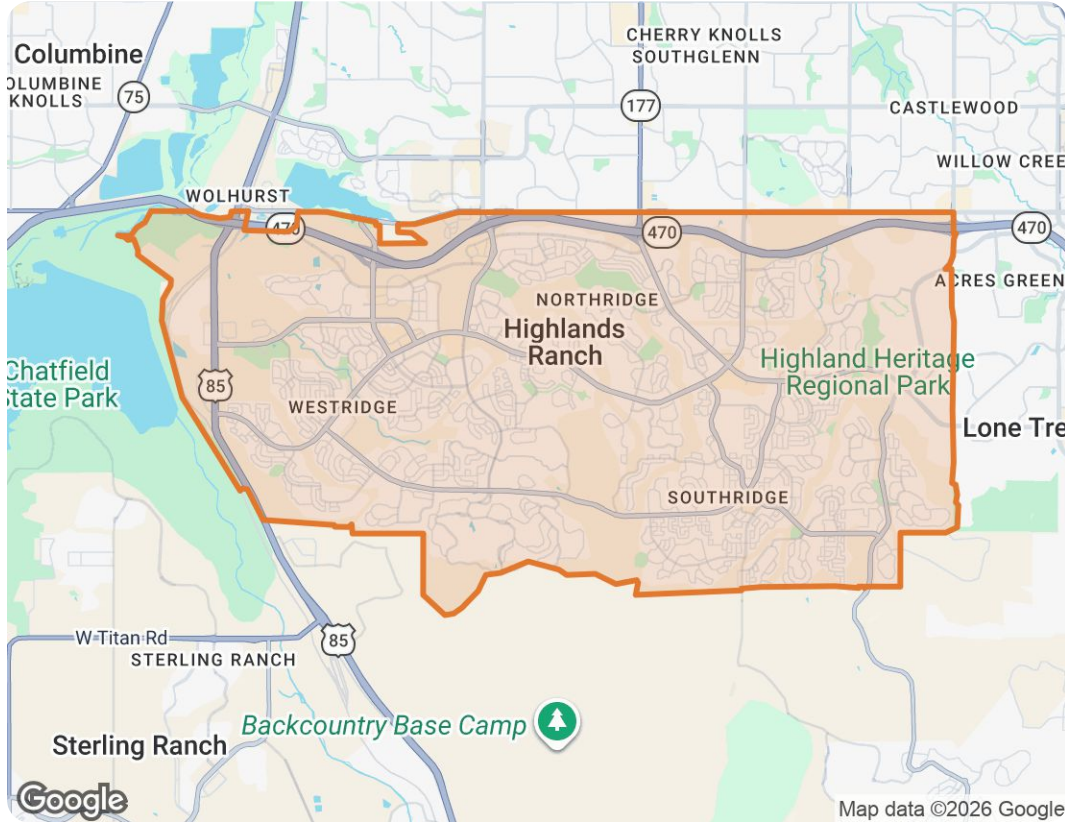




Highlands Ranch, Colorado



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Market Trends

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

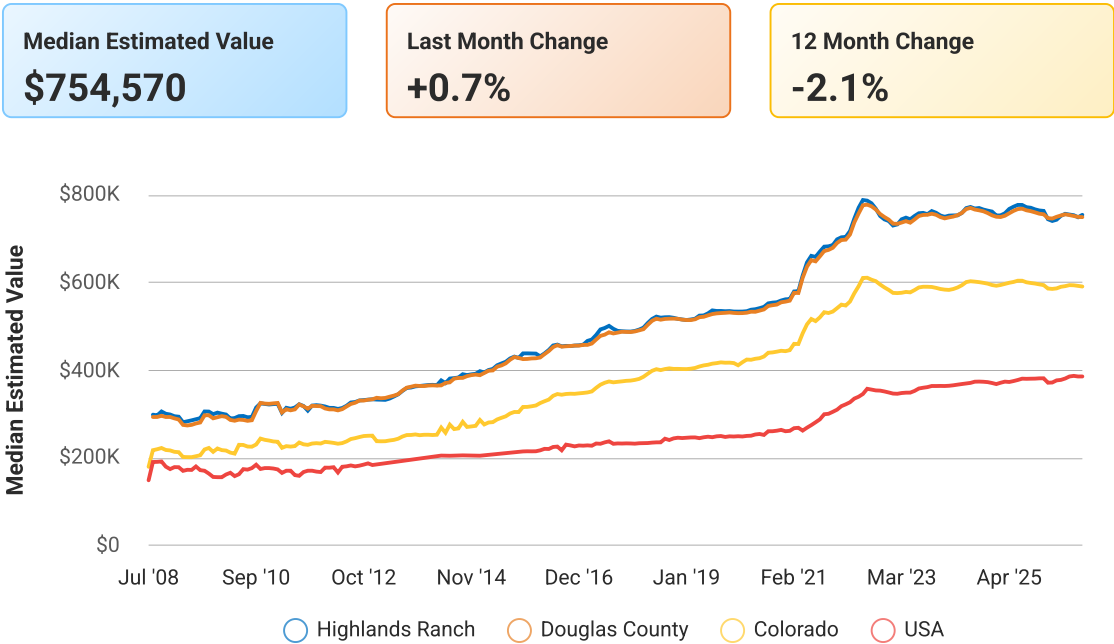
September 2026 Median Estimated Property Value

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

September 2026 New Listings

Highlands Ranch, Colorado

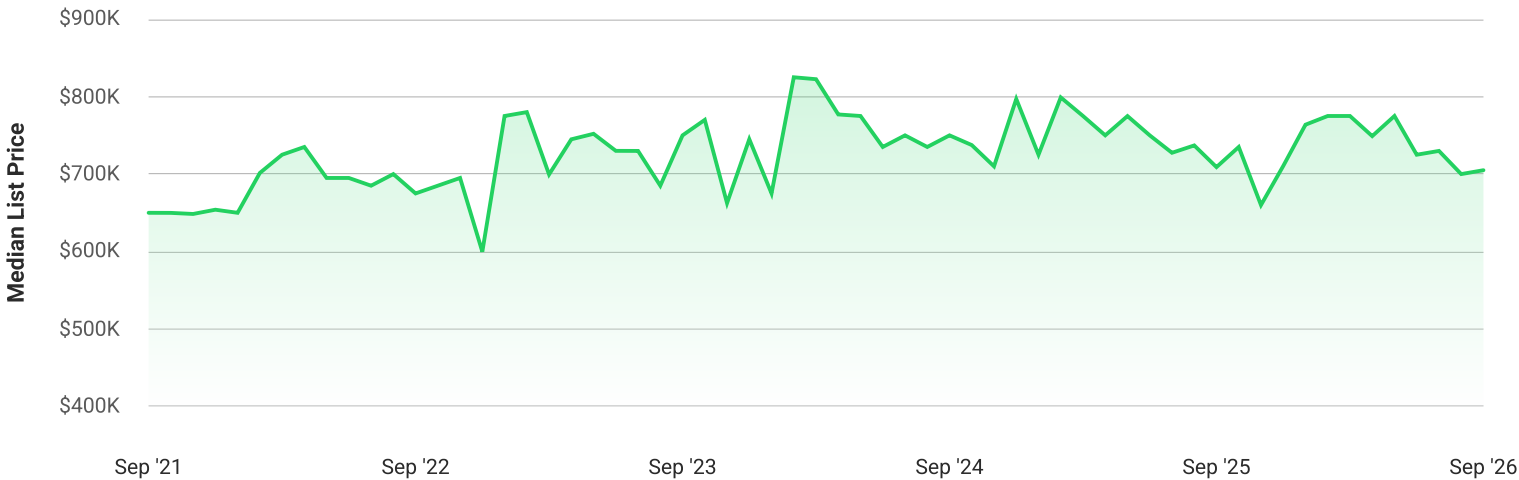
Single Family Residence

This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources
Update Frequency: Monthly

Median List Price - \$705,000

↑ 0.7% Month over Month



Highlands Ranch, Colorado

September 2026 Active Listings

Highlands Ranch, Colorado

Single Family Residence

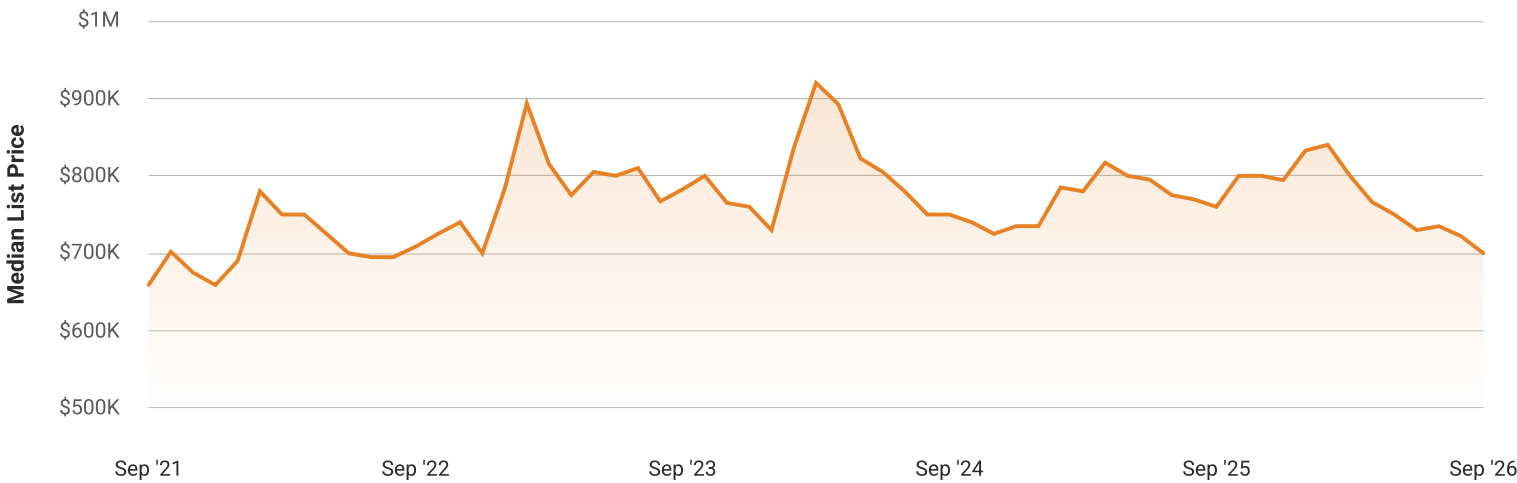
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

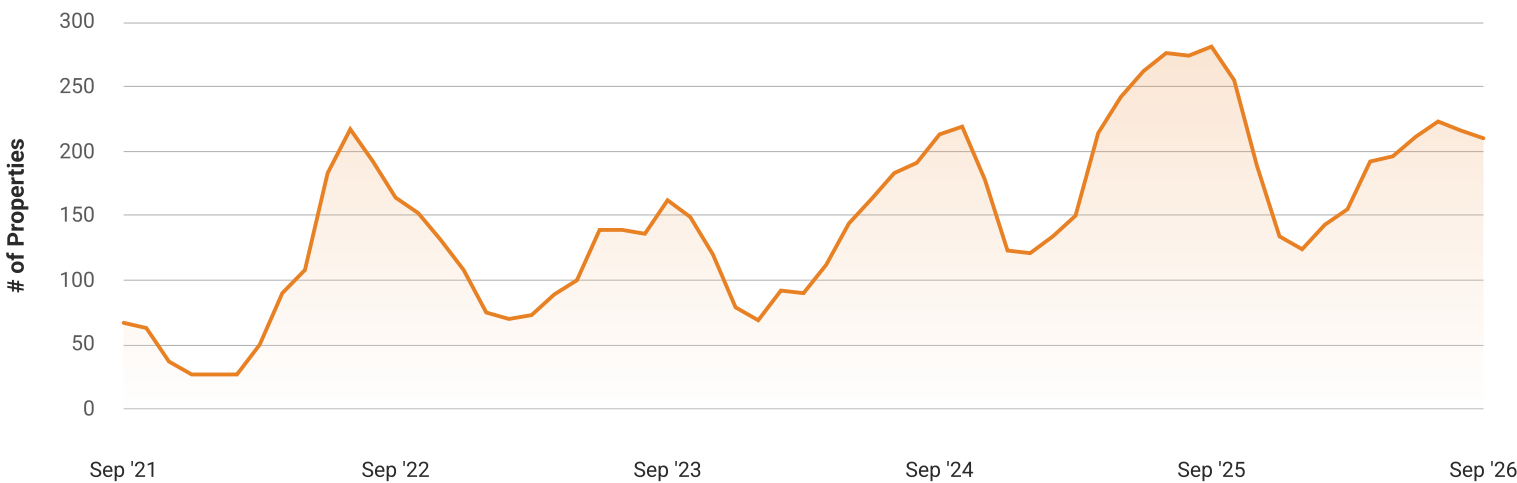
Median List Price - \$699,900

↓ 3.1% Month over Month



of Properties - 210

↓ 2.8% Month over Month



Highlands Ranch, Colorado

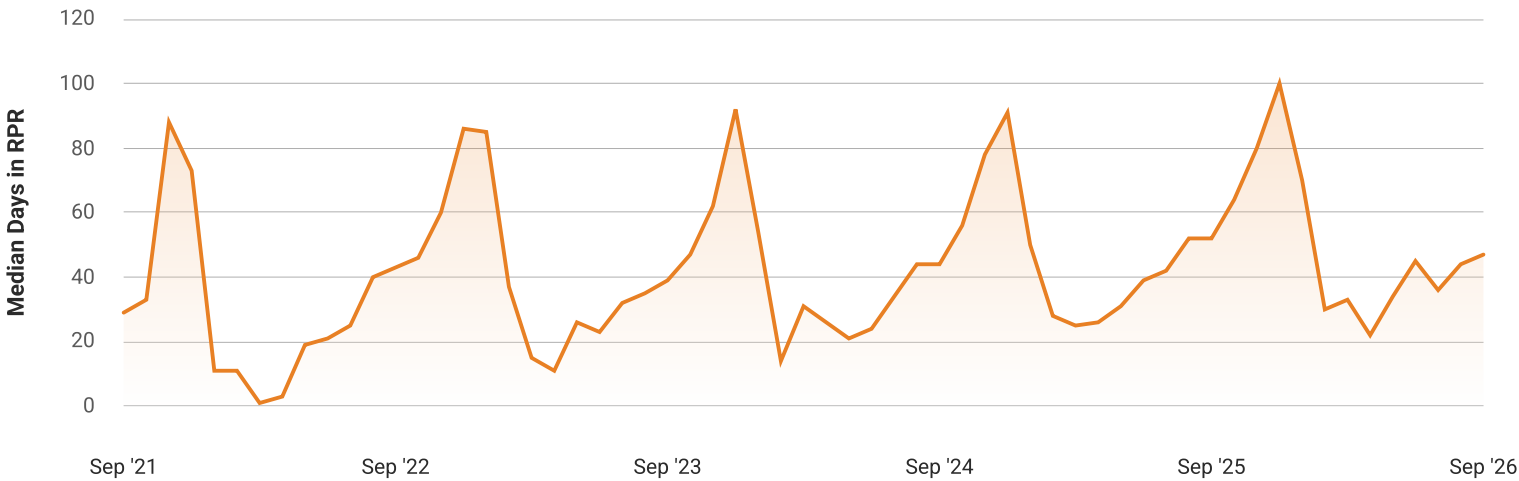
September 2026 Active Listings

Highlands Ranch, Colorado

Single Family Residence

Median Days in RPR - 47

↑ 6.8% 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

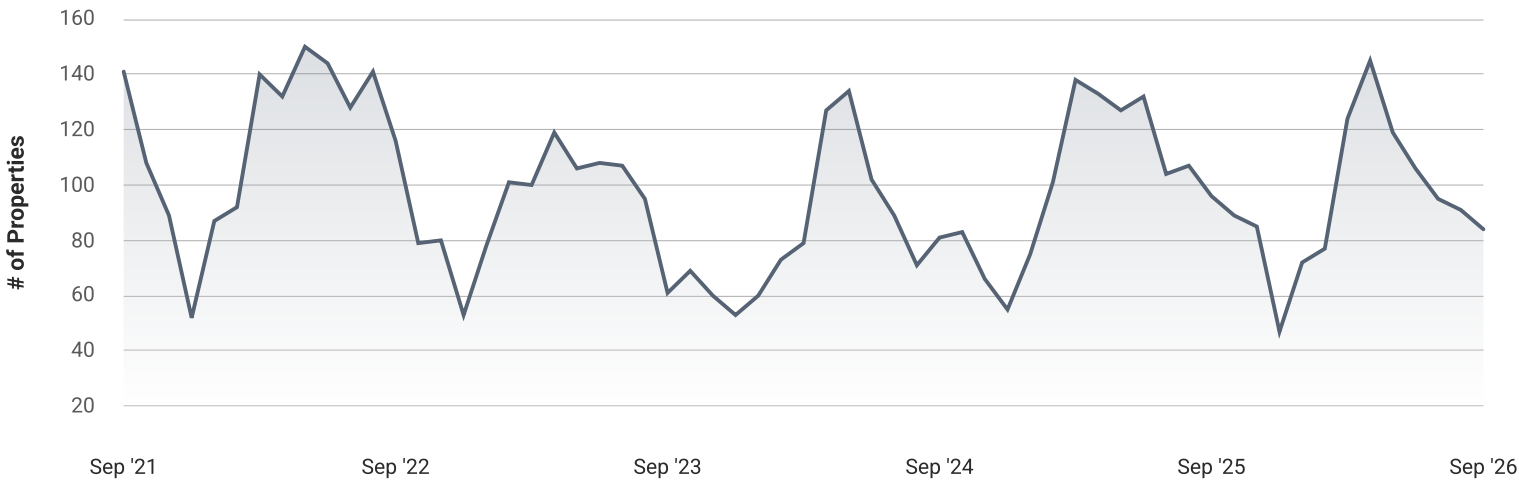
Median List Price - \$705,000

↓ 11.8% Month over Month



of Properties - 84

↓ 7.7% Month over Month



Highlands Ranch, Colorado

September 2026 Sold Listings

Highlands Ranch, Colorado

Single Family Residence

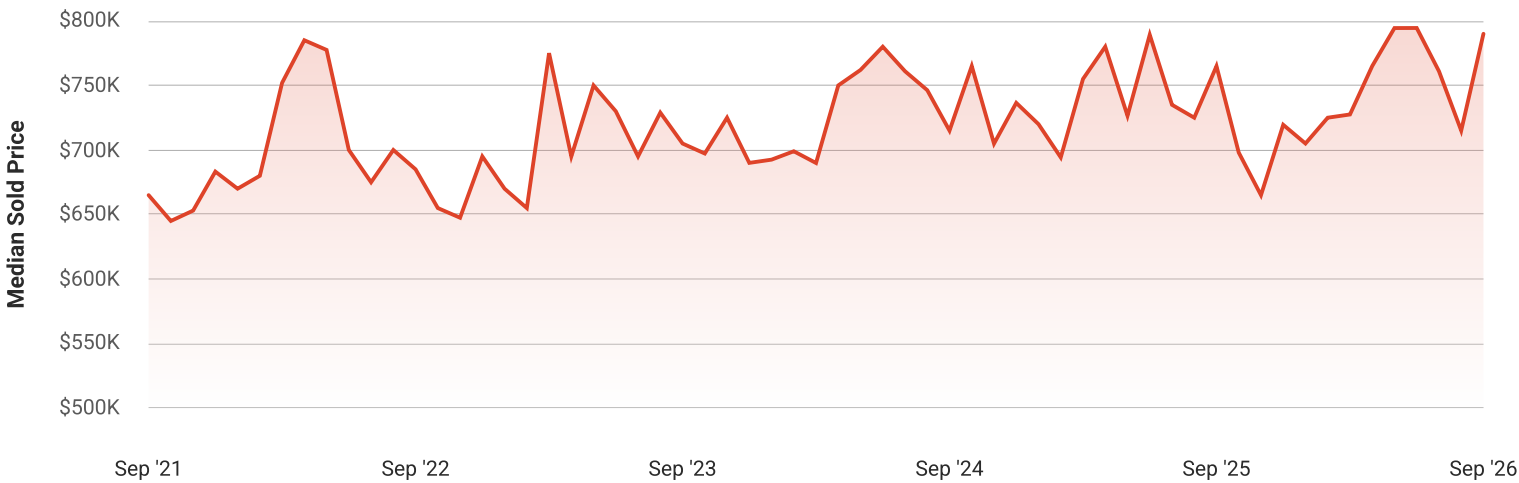
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Source: Listing sources

Update Frequency: Monthly

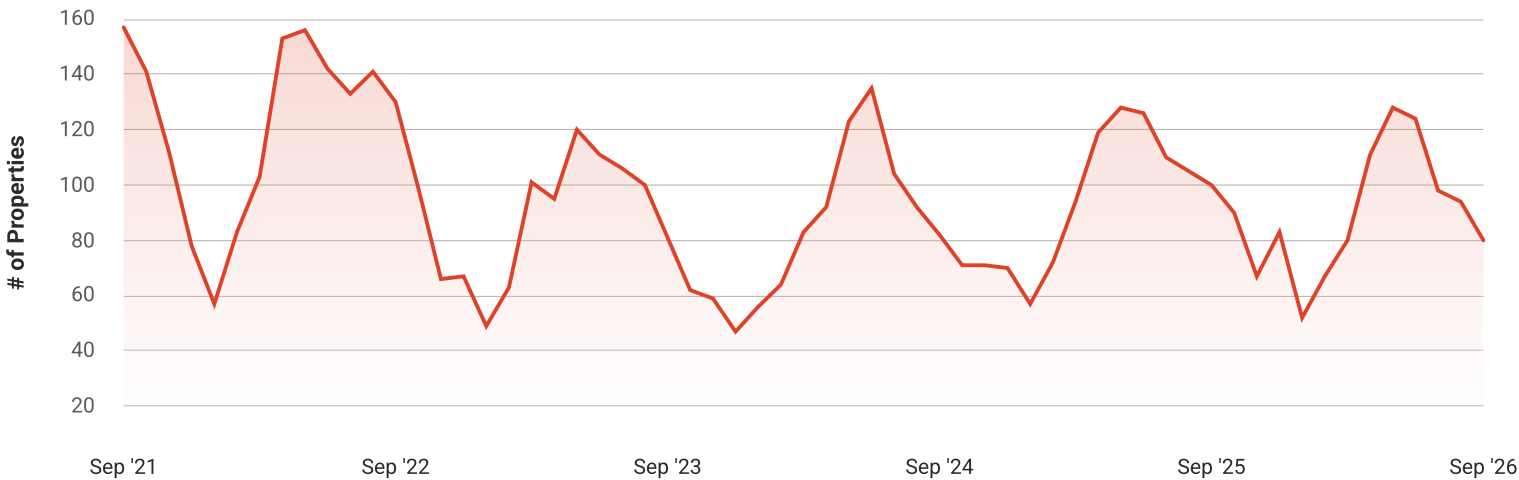
Median Sold Price - \$790,000

↑ 10.5% Month over Month



of Properties - 80

↓ 14.9% Month over Month



Highlands Ranch, Colorado

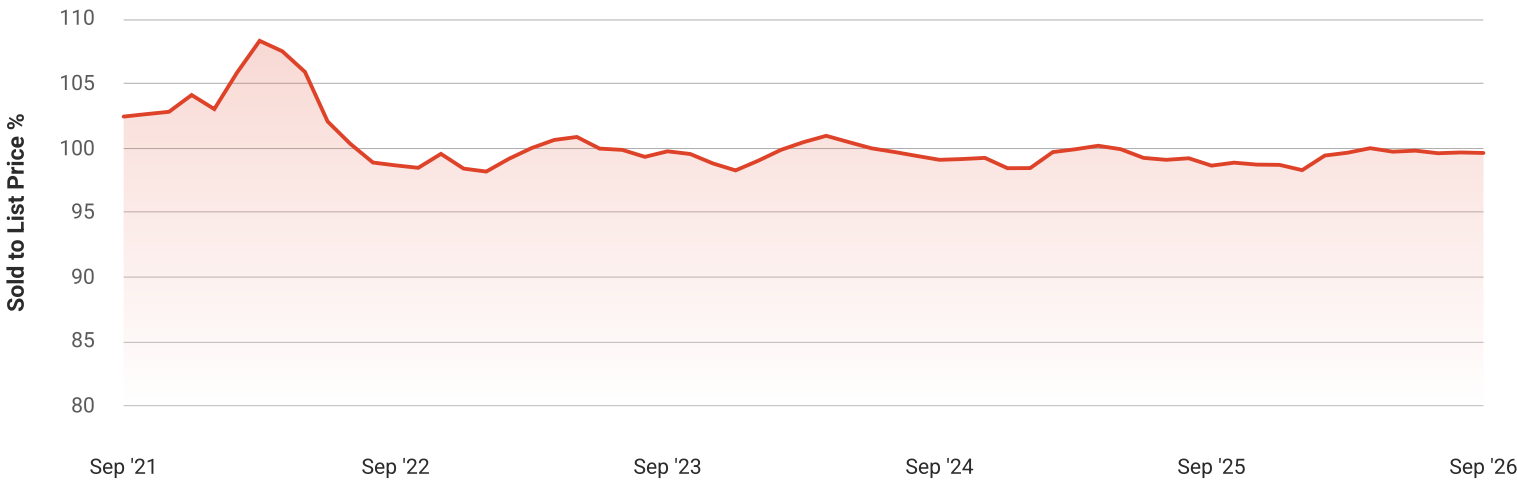
September 2026 Sold Listings

Highlands Ranch, Colorado

Single Family Residence

Avg. List to Sale Price % - 99.62%

0% Month over Month



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

Months Supply of Inv.

2.33

Last Month Change

-1.7%

12 Month Change

-20.5%



Highlands Ranch, Colorado

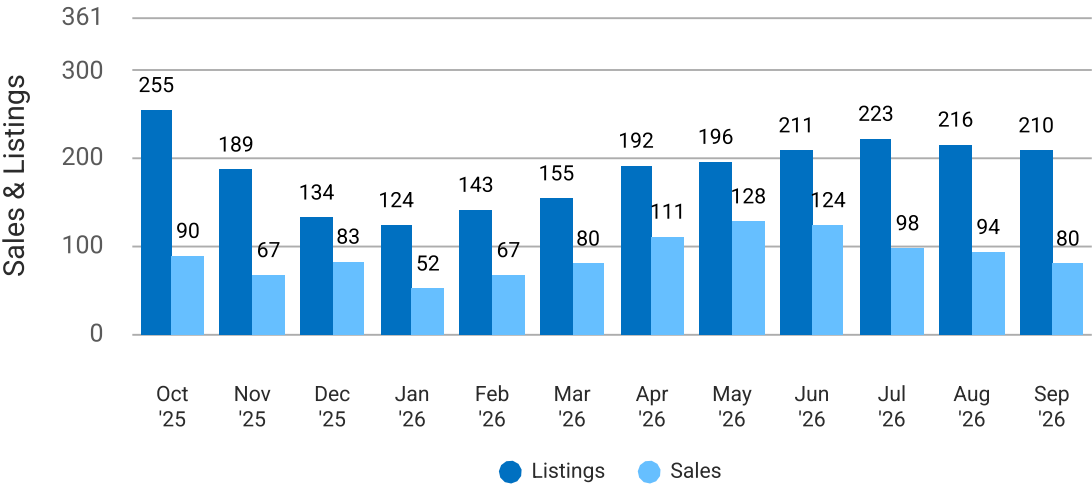
Total Sales and Active Listings in Highlands Ranch, Colorado

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



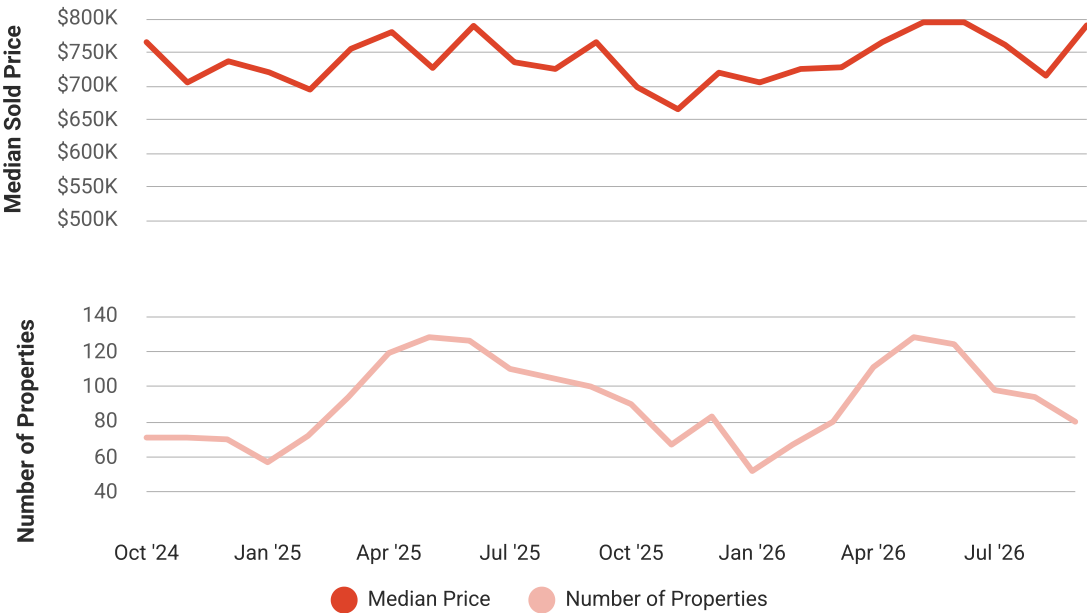
Median Sold Price vs Sold Listings in Highlands Ranch, Colorado

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



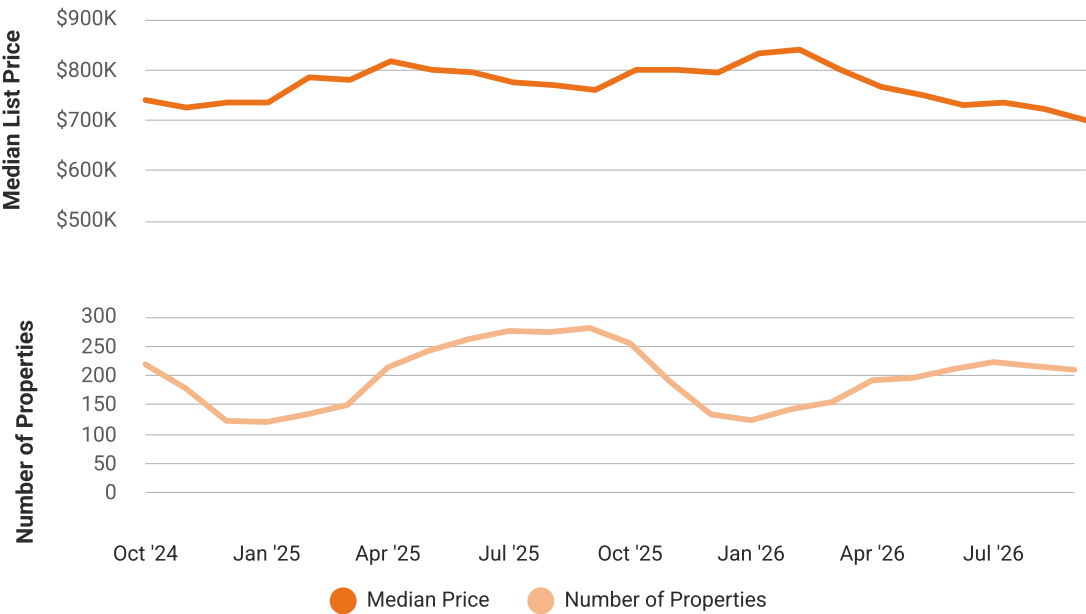
Median List Price vs Active Listings in Highlands Ranch, Colorado

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$754,570	\$749,080 +0.73%	\$755,180 -0.08%	\$770,720 -2.1%	\$770,110 -2.02%	\$756,100 -0.2%
Median Sold Price Last Updated: 9/30/2026	\$790,000	\$715,000 +10.49%	\$794,500 -0.57%	\$764,950 +3.27%	\$715,000 +10.49%	\$705,000 +12.06%
Median List Price Last Updated: 9/30/2026	\$699,900	\$721,950 -3.05%	\$729,900 -4.11%	\$759,900 -7.9%	\$750,000 -6.68%	\$782,450 -10.55%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **Residential Single Family properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 10

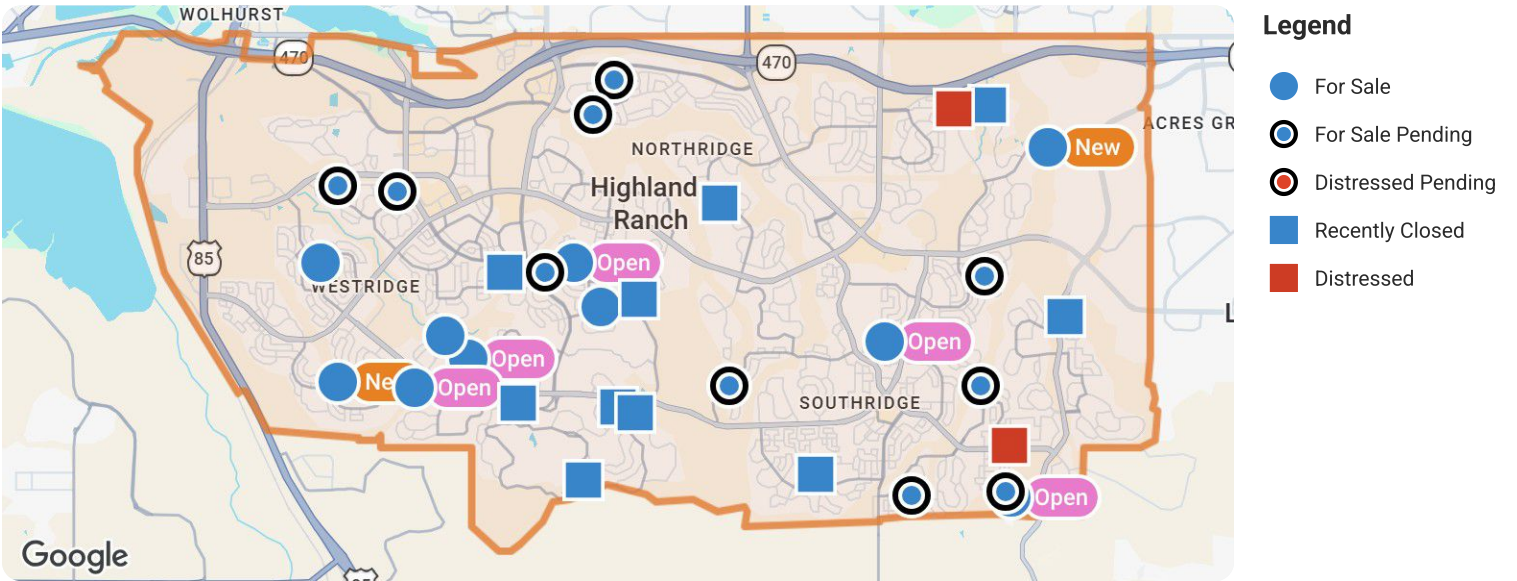
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last Month



	New	Pending	Closed	Distressed
Number of Properties	10	10	10	2
Lowest Listing Price / Est.Value	\$569,900	\$540,000	\$90,000	\$591,880
Median Listing Price / Est.Value	\$868,500	\$657,450	\$558,500	\$706,610
Highest Listing Price / Est.Value	\$1,100,000	\$1,630,000	\$1,224,950	\$821,340
Average Price / sqft	\$266	\$273	\$273	\$262
Median Price / sqft	\$253	\$268	\$275	\$262
Average Days in RPR	15	99	78	–
Median Days in RPR	17	62	68	–
Total Volume	\$8,221,900	\$7,629,799	\$5,893,450	\$1,413,220
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Guaranteed Rate Affinity





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Guaranteed Rate Affinity





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Guaranteed Rate Affinity





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