

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

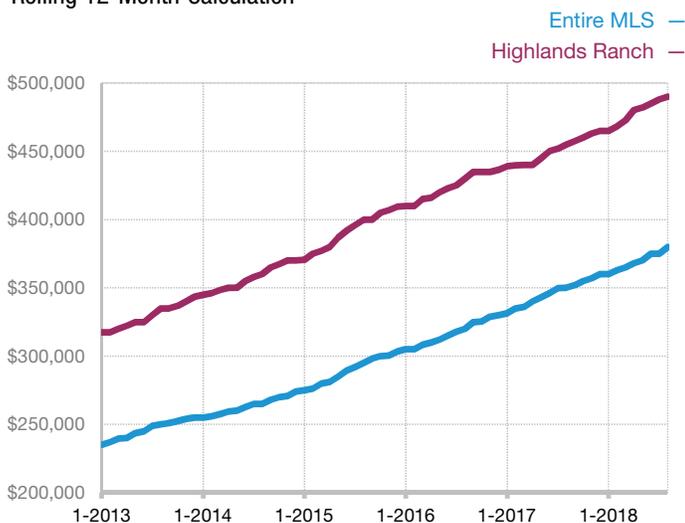
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	206	<b>148</b>	- 28.2%	--	--	--
Under Contract	144	<b>134</b>	- 6.9%	1,192	<b>1,119</b>	- 6.1%
New Listings	159	<b>142</b>	- 10.7%	1,403	<b>1,292</b>	- 7.9%
Sold Listings	155	<b>164</b>	+ 5.8%	1,143	<b>1,067</b>	- 6.6%
Days on Market Until Sale	17	<b>20</b>	+ 17.6%	20	<b>17</b>	- 15.0%
Median Sales Price*	\$476,950	<b>\$483,200</b>	+ 1.3%	\$466,000	<b>\$500,500</b>	+ 7.4%
Average Sales Price*	\$533,889	<b>\$568,108</b>	+ 6.4%	\$525,138	<b>\$568,117</b>	+ 8.2%
Percent of List Price Received*	99.9%	<b>99.8%</b>	- 0.1%	100.2%	<b>100.4%</b>	+ 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	37	<b>43</b>	+ 16.2%	--	--	--
Under Contract	32	<b>25</b>	- 21.9%	237	<b>241</b>	+ 1.7%
New Listings	40	<b>35</b>	- 12.5%	277	<b>290</b>	+ 4.7%
Sold Listings	35	<b>27</b>	- 22.9%	224	<b>226</b>	+ 0.9%
Days on Market Until Sale	19	<b>27</b>	+ 42.1%	13	<b>16</b>	+ 23.1%
Median Sales Price*	\$359,000	<b>\$366,000</b>	+ 1.9%	\$349,950	<b>\$372,500</b>	+ 6.4%
Average Sales Price*	\$382,677	<b>\$368,179</b>	- 3.8%	\$369,481	<b>\$384,861</b>	+ 4.2%
Percent of List Price Received*	99.4%	<b>99.4%</b>	0.0%	100.2%	<b>99.9%</b>	- 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.

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



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

