

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

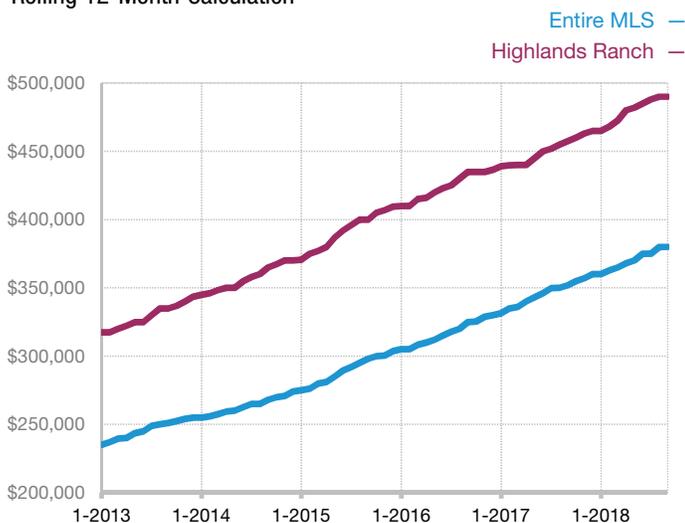
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	200	154	- 23.0%	--	--	--
Under Contract	122	113	- 7.4%	1,314	1,226	- 6.7%
New Listings	137	138	+ 0.7%	1,539	1,429	- 7.1%
Sold Listings	140	111	- 20.7%	1,283	1,183	- 7.8%
Days on Market Until Sale	25	25	0.0%	20	17	- 15.0%
Median Sales Price*	\$469,000	\$479,900	+ 2.3%	\$467,300	\$500,000	+ 7.0%
Average Sales Price*	\$529,120	\$579,463	+ 9.5%	\$525,573	\$568,998	+ 8.3%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	100.2%	100.3%	+ 0.1%

* 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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	35	46	+ 31.4%	--	--	--
Under Contract	23	21	- 8.7%	260	261	+ 0.4%
New Listings	30	26	- 13.3%	307	316	+ 2.9%
Sold Listings	26	23	- 11.5%	250	249	- 0.4%
Days on Market Until Sale	19	37	+ 94.7%	14	18	+ 28.6%
Median Sales Price*	\$358,500	\$400,000	+ 11.6%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*	\$373,285	\$403,039	+ 8.0%	\$369,877	\$386,540	+ 4.5%
Percent of List Price Received*	99.9%	98.7%	- 1.2%	100.1%	99.8%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

