

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

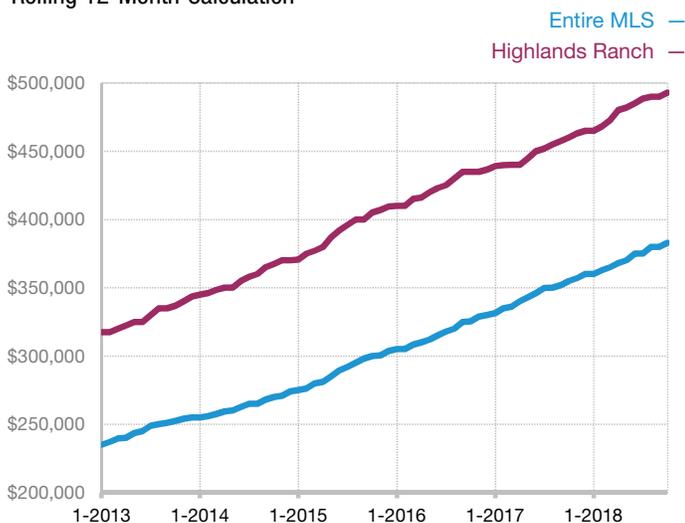
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	185	149	- 19.5%	--	--	--
Under Contract	109	100	- 8.3%	1,423	1,317	- 7.4%
New Listings	119	110	- 7.6%	1,658	1,539	- 7.2%
Sold Listings	122	100	- 18.0%	1,405	1,287	- 8.4%
Days on Market Until Sale	24	27	+ 12.5%	21	18	- 14.3%
Median Sales Price*	\$450,750	<b>\$472,000</b>	+ 4.7%	\$465,000	<b>\$500,000</b>	+ 7.5%
Average Sales Price*	\$509,484	<b>\$520,623</b>	+ 2.2%	\$524,175	<b>\$564,974</b>	+ 7.8%
Percent of List Price Received*	99.4%	<b>99.3%</b>	- 0.1%	100.1%	<b>100.2%</b>	+ 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	34	50	+ 47.1%	--	--	--
Under Contract	26	22	- 15.4%	286	284	- 0.7%
New Listings	29	28	- 3.4%	336	344	+ 2.4%
Sold Listings	27	23	- 14.8%	277	272	- 1.8%
Days on Market Until Sale	11	30	+ 172.7%	14	19	+ 35.7%
Median Sales Price*	\$358,000	<b>\$375,000</b>	+ 4.7%	\$350,000	<b>\$375,000</b>	+ 7.1%
Average Sales Price*	\$390,296	<b>\$383,791</b>	- 1.7%	\$371,867	<b>\$386,308</b>	+ 3.9%
Percent of List Price Received*	99.1%	<b>100.3%</b>	+ 1.2%	100.0%	<b>99.8%</b>	- 0.2%

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



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

