

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

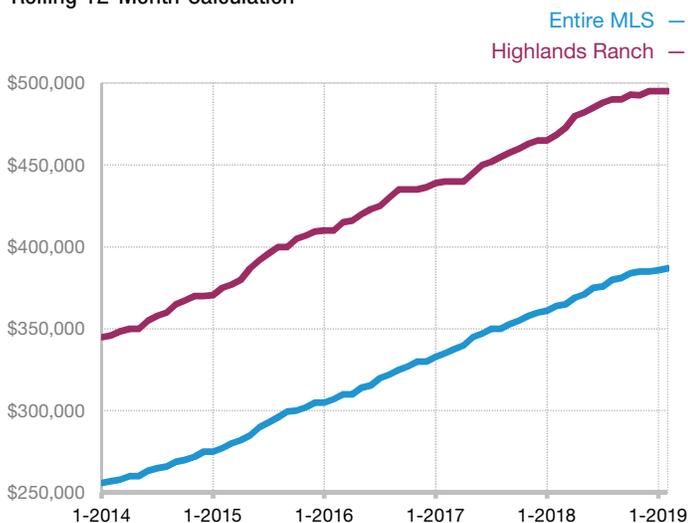
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	69	82	+ 18.8%	--	--	--
Under Contract	96	119	+ 24.0%	180	205	+ 13.9%
New Listings	100	123	+ 23.0%	186	225	+ 21.0%
Sold Listings	81	67	- 17.3%	157	145	- 7.6%
Days on Market Until Sale	26	31	+ 19.2%	28	40	+ 42.9%
Median Sales Price*	\$480,500	\$511,150	+ 6.4%	\$480,000	\$480,000	0.0%
Average Sales Price*	\$598,178	\$614,663	+ 2.8%	\$560,577	\$590,440	+ 5.3%
Percent of List Price Received*	100.6%	99.5%	- 1.1%	100.1%	99.1%	- 1.0%

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	22	25	+ 13.6%	--	--	--
Under Contract	21	28	+ 33.3%	47	56	+ 19.1%
New Listings	19	25	+ 31.6%	51	55	+ 7.8%
Sold Listings	18	18	0.0%	34	38	+ 11.8%
Days on Market Until Sale	16	26	+ 62.5%	16	33	+ 106.3%
Median Sales Price*	\$341,500	\$357,000	+ 4.5%	\$341,500	\$367,000	+ 7.5%
Average Sales Price*	\$353,306	\$357,105	+ 1.1%	\$358,194	\$373,057	+ 4.1%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	99.8%	99.5%	- 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

