

Local Market Update for March 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

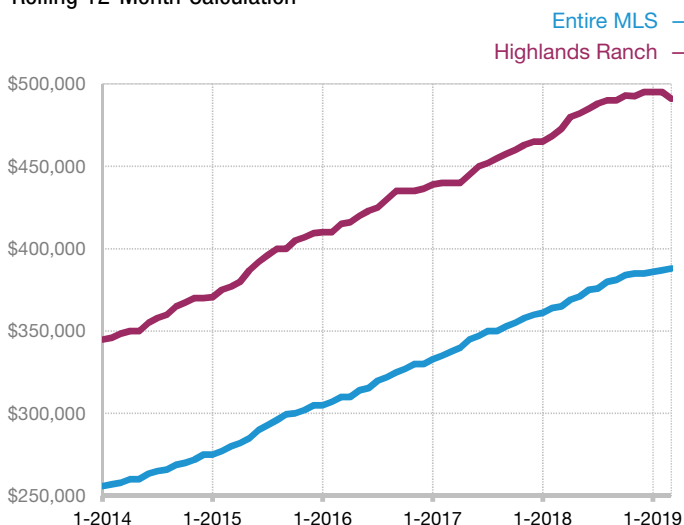
Single Family	March			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Inventory of Active Listings	78	88	+ 12.8%	--	--	--
Under Contract	136	159	+ 16.9%	316	358	+ 13.3%
New Listings	152	165	+ 8.6%	338	390	+ 15.4%
Sold Listings	103	130	+ 26.2%	260	277	+ 6.5%
Days on Market Until Sale	23	16	- 30.4%	26	29	+ 11.5%
Median Sales Price*	\$500,000	\$475,000	- 5.0%	\$491,475	\$476,000	- 3.1%
Average Sales Price*	\$585,232	\$549,241	- 6.1%	\$570,344	\$570,019	- 0.1%
Percent of List Price Received*	101.0%	100.0%	- 1.0%	100.5%	99.5%	- 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	March			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Inventory of Active Listings	24	23	- 4.2%	--	--	--
Under Contract	30	28	- 6.7%	77	84	+ 9.1%
New Listings	38	27	- 28.9%	89	82	- 7.9%
Sold Listings	22	28	+ 27.3%	56	66	+ 17.9%
Days on Market Until Sale	14	39	+ 178.6%	15	35	+ 133.3%
Median Sales Price*	\$398,000	\$360,000	- 9.5%	\$372,500	\$365,500	- 1.9%
Average Sales Price*	\$403,984	\$392,267	- 2.9%	\$376,183	\$381,206	+ 1.3%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	99.9%	99.4%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

