

# Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

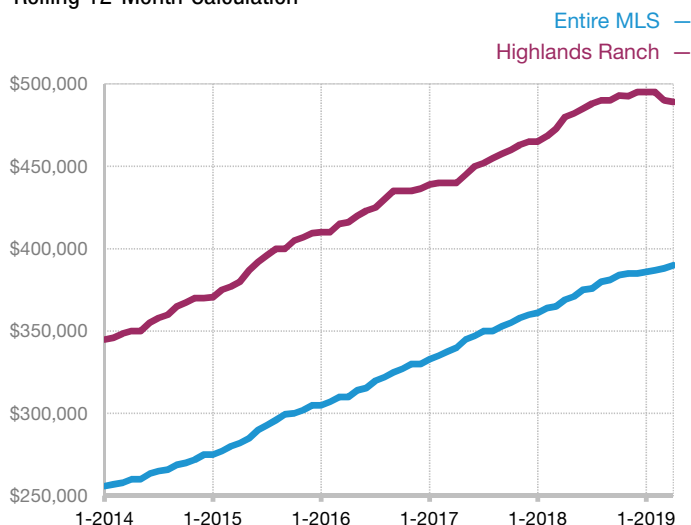
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	118	105	- 11.0%	--	--	--
Under Contract	170	183	+ 7.6%	486	537	+ 10.5%
New Listings	217	203	- 6.5%	555	594	+ 7.0%
Sold Listings	130	127	- 2.3%	390	408	+ 4.6%
Days on Market Until Sale	12	19	+ 58.3%	21	26	+ 23.8%
Median Sales Price*	\$550,000	\$535,000	- 2.7%	\$510,500	\$491,000	- 3.8%
Average Sales Price*	\$602,611	\$584,664	- 3.0%	\$581,100	\$574,533	- 1.1%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	100.6%	99.7%	- 0.9%

\* 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	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	28	37	+ 32.1%	--	--	--
Under Contract	36	30	- 16.7%	113	113	0.0%
New Listings	45	44	- 2.2%	134	126	- 6.0%
Sold Listings	31	26	- 16.1%	87	94	+ 8.0%
Days on Market Until Sale	17	41	+ 141.2%	16	36	+ 125.0%
Median Sales Price*	\$352,000	\$386,250	+ 9.7%	\$360,000	\$367,750	+ 2.2%
Average Sales Price*	\$384,452	\$408,298	+ 6.2%	\$379,129	\$387,378	+ 2.2%
Percent of List Price Received*	100.3%	98.8%	- 1.5%	100.1%	99.2%	- 0.9%

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



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

