

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

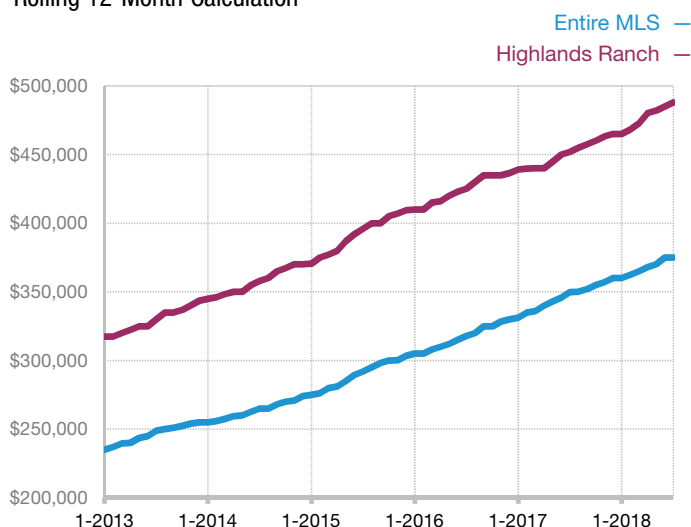
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	208	150	- 27.9%	--	--	--
Under Contract	149	167	+ 12.1%	1,048	994	- 5.2%
New Listings	173	177	+ 2.3%	1,244	1,150	- 7.6%
Sold Listings	162	154	- 4.9%	988	897	- 9.2%
Days on Market Until Sale	17	12	- 29.4%	20	16	- 20.0%
Median Sales Price*	\$475,000	\$500,500	+ 5.4%	\$465,000	\$505,000	+ 8.6%
Average Sales Price*	\$527,125	\$564,866	+ 7.2%	\$523,774	\$568,607	+ 8.6%
Percent of List Price Received*	100.2%	100.2%	0.0%	100.3%	100.5%	+ 0.2%

* 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	29	33	+ 13.8%	--	--	--
Under Contract	34	37	+ 8.8%	205	219	+ 6.8%
New Listings	34	30	- 11.8%	237	255	+ 7.6%
Sold Listings	21	32	+ 52.4%	189	198	+ 4.8%
Days on Market Until Sale	9	16	+ 77.8%	12	15	+ 25.0%
Median Sales Price*	\$365,000	\$397,500	+ 8.9%	\$348,000	\$375,000	+ 7.8%
Average Sales Price*	\$373,702	\$405,507	+ 8.5%	\$367,037	\$387,893	+ 5.7%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	100.3%	99.9%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

