

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

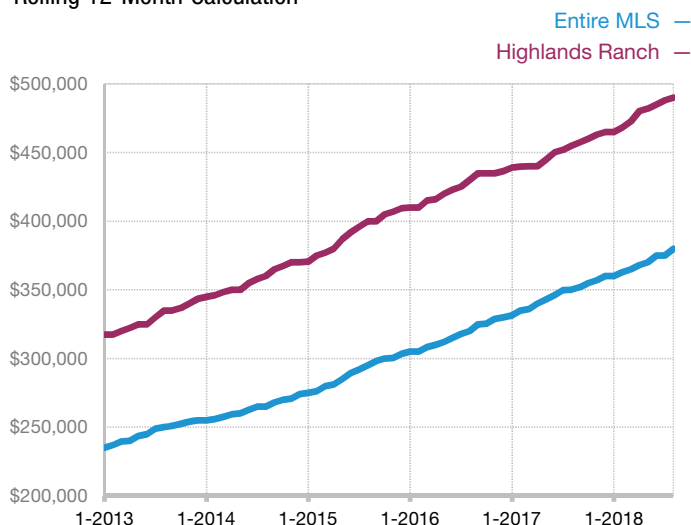
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	206	148	- 28.2%	--	--	--
Under Contract	144	134	- 6.9%	1,192	1,119	- 6.1%
New Listings	159	142	- 10.7%	1,403	1,292	- 7.9%
Sold Listings	155	164	+ 5.8%	1,143	1,067	- 6.6%
Days on Market Until Sale	17	20	+ 17.6%	20	17	- 15.0%
Median Sales Price*	\$476,950	\$483,200	+ 1.3%	\$466,000	\$500,500	+ 7.4%
Average Sales Price*	\$533,889	\$568,108	+ 6.4%	\$525,138	\$568,117	+ 8.2%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	100.2%	100.4%	+ 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	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	37	43	+ 16.2%	--	--	--
Under Contract	32	25	- 21.9%	237	241	+ 1.7%
New Listings	40	35	- 12.5%	277	290	+ 4.7%
Sold Listings	35	27	- 22.9%	224	226	+ 0.9%
Days on Market Until Sale	19	27	+ 42.1%	13	16	+ 23.1%
Median Sales Price*	\$359,000	\$366,000	+ 1.9%	\$349,950	\$372,500	+ 6.4%
Average Sales Price*	\$382,677	\$368,179	- 3.8%	\$369,481	\$384,861	+ 4.2%
Percent of List Price Received*	99.4%	99.4%	0.0%	100.2%	99.9%	- 0.3%

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



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

