

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

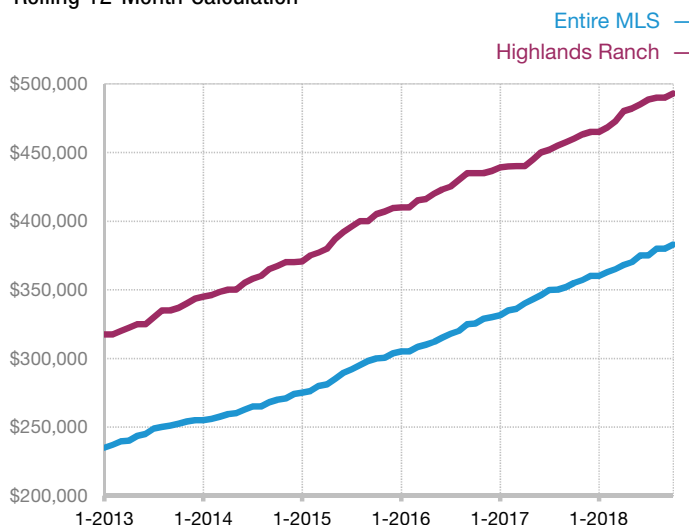
| Single Family | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 10-2017 | Thru 10-2018 | Percent Change from Previous Year |
| Inventory of Active Listings | 185 | 149 | - 19.5% | -- | -- | -- |
| Under Contract | 109 | 100 | - 8.3% | 1,423 | 1,317 | - 7.4% |
| New Listings | 119 | 110 | - 7.6% | 1,658 | 1,539 | - 7.2% |
| Sold Listings | 122 | 100 | - 18.0% | 1,405 | 1,287 | - 8.4% |
| Days on Market Until Sale | 24 | 27 | + 12.5% | 21 | 18 | - 14.3% |
| Median Sales Price* | \$450,750 | \$472,000 | + 4.7% | \$465,000 | \$500,000 | + 7.5% |
| Average Sales Price* | \$509,484 | \$520,623 | + 2.2% | \$524,175 | \$564,974 | + 7.8% |
| Percent of List Price Received* | 99.4% | 99.3% | - 0.1% | 100.1% | 100.2% | + 0.1% |

* 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 | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 10-2017 | Thru 10-2018 | Percent Change from Previous Year |
| Inventory of Active Listings | 34 | 50 | + 47.1% | -- | -- | -- |
| Under Contract | 26 | 22 | - 15.4% | 286 | 284 | - 0.7% |
| New Listings | 29 | 28 | - 3.4% | 336 | 344 | + 2.4% |
| Sold Listings | 27 | 23 | - 14.8% | 277 | 272 | - 1.8% |
| Days on Market Until Sale | 11 | 30 | + 172.7% | 14 | 19 | + 35.7% |
| Median Sales Price* | \$358,000 | \$375,000 | + 4.7% | \$350,000 | \$375,000 | + 7.1% |
| Average Sales Price* | \$390,296 | \$383,791 | - 1.7% | \$371,867 | \$386,308 | + 3.9% |
| Percent of List Price Received* | 99.1% | 100.3% | + 1.2% | 100.0% | 99.8% | - 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

