

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

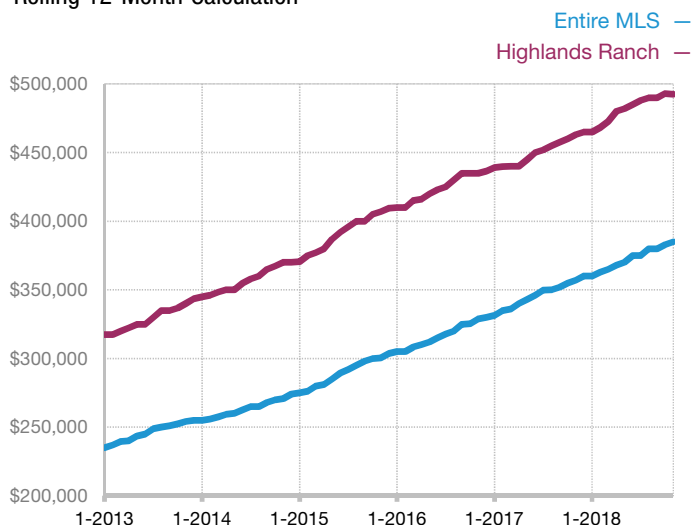
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	127	128	+ 0.8%	--	--	--
Under Contract	111	84	- 24.3%	1,534	1,397	- 8.9%
New Listings	72	83	+ 15.3%	1,730	1,619	- 6.4%
Sold Listings	109	99	- 9.2%	1,514	1,388	- 8.3%
Days on Market Until Sale	33	25	- 24.2%	22	18	- 18.2%
Median Sales Price*	\$468,000	\$465,000	- 0.6%	\$465,000	\$497,950	+ 7.1%
Average Sales Price*	\$537,260	\$512,915	- 4.5%	\$525,118	\$561,154	+ 6.9%
Percent of List Price Received*	99.1%	99.1%	0.0%	100.0%	100.2%	+ 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	29	44	+ 51.7%	--	--	--
Under Contract	20	25	+ 25.0%	306	306	0.0%
New Listings	16	23	+ 43.8%	352	368	+ 4.5%
Sold Listings	27	21	- 22.2%	304	294	- 3.3%
Days on Market Until Sale	18	34	+ 88.9%	14	20	+ 42.9%
Median Sales Price*	\$339,000	\$340,809	+ 0.5%	\$350,000	\$375,000	+ 7.1%
Average Sales Price*	\$361,492	\$346,975	- 4.0%	\$370,946	\$385,069	+ 3.8%
Percent of List Price Received*	99.9%	98.6%	- 1.3%	100.0%	99.7%	- 0.3%

* 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

