

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

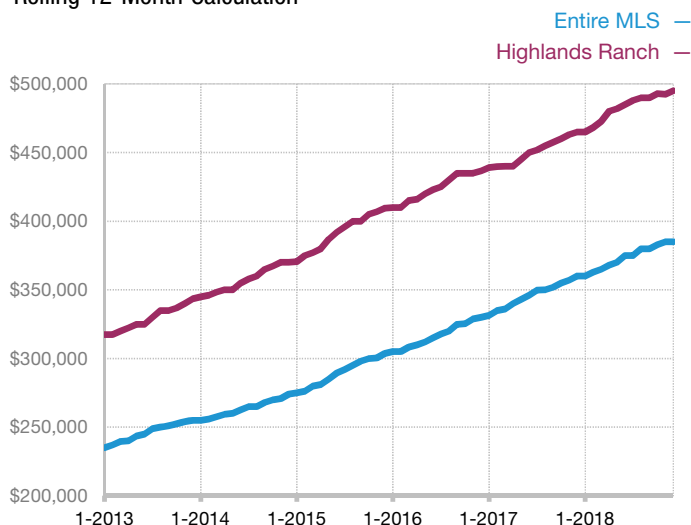
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	76	81	+ 6.6%	--	--	--
Under Contract	63	82	+ 30.2%	1,597	1,473	- 7.8%
New Listings	35	31	- 11.4%	1,765	1,650	- 6.5%
Sold Listings	103	84	- 18.4%	1,617	1,478	- 8.6%
Days on Market Until Sale	26	33	+ 26.9%	22	19	- 13.6%
Median Sales Price*	\$452,000	\$457,750	+ 1.3%	\$465,000	\$495,000	+ 6.5%
Average Sales Price*	\$503,152	\$568,025	+ 12.9%	\$523,717	\$561,499	+ 7.2%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	100.0%	100.1%	+ 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	24	30	+ 25.0%	--	--	--
Under Contract	18	21	+ 16.7%	324	326	+ 0.6%
New Listings	17	10	- 41.2%	369	378	+ 2.4%
Sold Listings	22	27	+ 22.7%	326	321	- 1.5%
Days on Market Until Sale	17	48	+ 182.4%	14	22	+ 57.1%
Median Sales Price*	\$378,500	\$340,000	- 10.2%	\$350,000	\$370,000	+ 5.7%
Average Sales Price*	\$396,528	\$381,614	- 3.8%	\$372,672	\$384,778	+ 3.2%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	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

