

Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

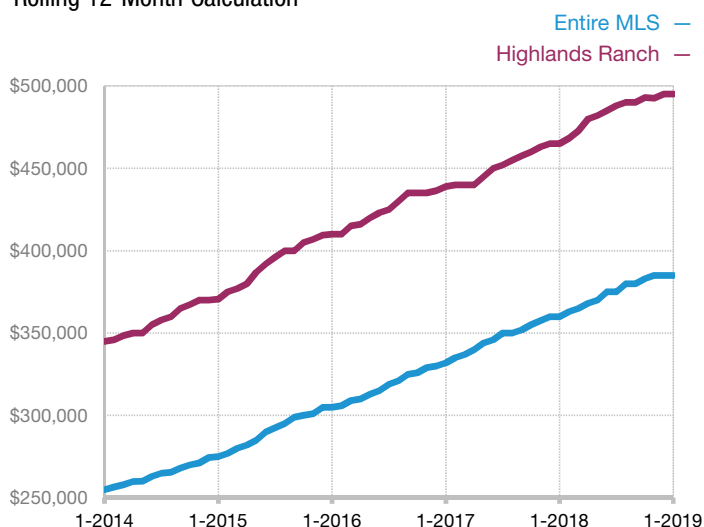
Single Family	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	68	82	+ 20.6%	--	--	--
Under Contract	84	91	+ 8.3%	84	91	+ 8.3%
New Listings	86	102	+ 18.6%	86	102	+ 18.6%
Sold Listings	76	77	+ 1.3%	76	77	+ 1.3%
Days on Market Until Sale	30	45	+ 50.0%	30	45	+ 50.0%
Median Sales Price*	\$474,950	\$470,000	- 1.0%	\$474,950	\$470,000	- 1.0%
Average Sales Price*	\$520,501	\$569,824	+ 9.5%	\$520,501	\$569,824	+ 9.5%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.6%	98.7%	- 0.9%

* 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	26	30	+ 15.4%	--	--	--
Under Contract	26	28	+ 7.7%	26	28	+ 7.7%
New Listings	32	30	- 6.3%	32	30	- 6.3%
Sold Listings	16	20	+ 25.0%	16	20	+ 25.0%
Days on Market Until Sale	15	39	+ 160.0%	15	39	+ 160.0%
Median Sales Price*	\$341,000	\$376,000	+ 10.3%	\$341,000	\$376,000	+ 10.3%
Average Sales Price*	\$363,694	\$387,413	+ 6.5%	\$363,694	\$387,413	+ 6.5%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	99.0%	99.3%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

