

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

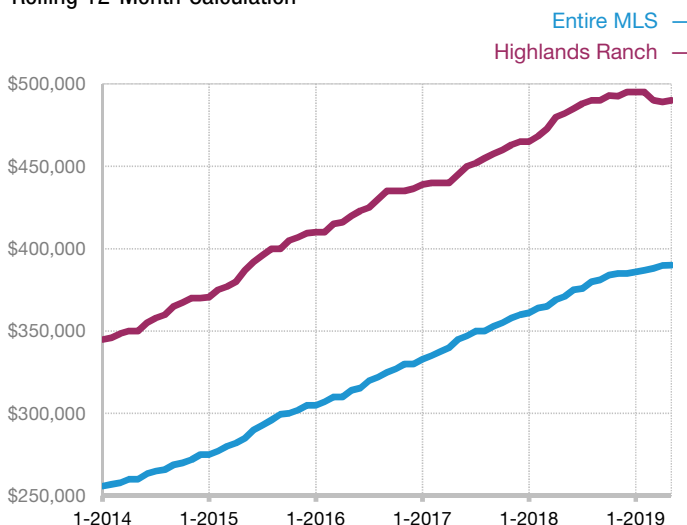
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	151	174	+ 15.2%	--	--	--
Under Contract	175	168	- 4.0%	661	697	+ 5.4%
New Listings	214	235	+ 9.8%	769	829	+ 7.8%
Sold Listings	169	177	+ 4.7%	559	587	+ 5.0%
Days on Market Until Sale	10	14	+ 40.0%	18	22	+ 22.2%
Median Sales Price*	\$510,000	\$525,000	+ 2.9%	\$510,000	\$500,000	- 2.0%
Average Sales Price*	\$550,286	\$593,395	+ 7.8%	\$571,784	\$579,792	+ 1.4%
Percent of List Price Received*	100.7%	100.2%	- 0.5%	100.6%	99.8%	- 0.8%

* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	37	50	+ 35.1%	--	--	--
Under Contract	43	32	- 25.6%	156	142	- 9.0%
New Listings	52	47	- 9.6%	186	173	- 7.0%
Sold Listings	38	25	- 34.2%	125	119	- 4.8%
Days on Market Until Sale	12	14	+ 16.7%	14	32	+ 128.6%
Median Sales Price*	\$360,000	\$376,000	+ 4.4%	\$360,000	\$370,000	+ 2.8%
Average Sales Price*	\$387,607	\$370,663	- 4.4%	\$381,706	\$383,866	+ 0.6%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	100.1%	99.3%	- 0.8%

* 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

