

# Local Market Update for June 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

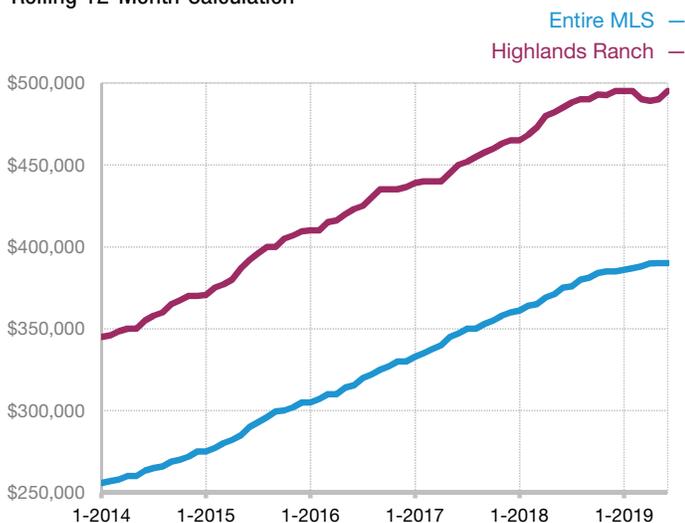
Single Family	June			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 06-2018	Thru 06-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	180	<b>192</b>	+ 6.7%	--	--	--
Under Contract	164	<b>160</b>	- 2.4%	825	<b>853</b>	+ 3.4%
New Listings	202	<b>192</b>	- 5.0%	971	<b>1,022</b>	+ 5.3%
Sold Listings	184	<b>157</b>	- 14.7%	743	<b>750</b>	+ 0.9%
Days on Market Until Sale	13	<b>14</b>	+ 7.7%	17	<b>21</b>	+ 23.5%
Median Sales Price*	\$494,950	<b>\$530,000</b>	+ 7.1%	\$507,000	<b>\$505,250</b>	- 0.3%
Average Sales Price*	\$562,089	<b>\$615,932</b>	+ 9.6%	\$569,383	<b>\$587,527</b>	+ 3.2%
Percent of List Price Received*	100.5%	<b>99.8%</b>	- 0.7%	100.6%	<b>99.8%</b>	- 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	June			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 06-2018	Thru 06-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	48	<b>55</b>	+ 14.6%	--	--	--
Under Contract	27	<b>21</b>	- 22.2%	183	<b>163</b>	- 10.9%
New Listings	40	<b>28</b>	- 30.0%	226	<b>200</b>	- 11.5%
Sold Listings	41	<b>32</b>	- 22.0%	166	<b>152</b>	- 8.4%
Days on Market Until Sale	15	<b>18</b>	+ 20.0%	15	<b>29</b>	+ 93.3%
Median Sales Price*	\$388,000	<b>\$380,000</b>	- 2.1%	\$367,500	<b>\$374,625</b>	+ 1.9%
Average Sales Price*	\$393,008	<b>\$383,459</b>	- 2.4%	\$384,498	<b>\$383,789</b>	- 0.2%
Percent of List Price Received*	99.9%	<b>99.3%</b>	- 0.6%	100.0%	<b>99.3%</b>	- 0.7%

\* 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

