

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

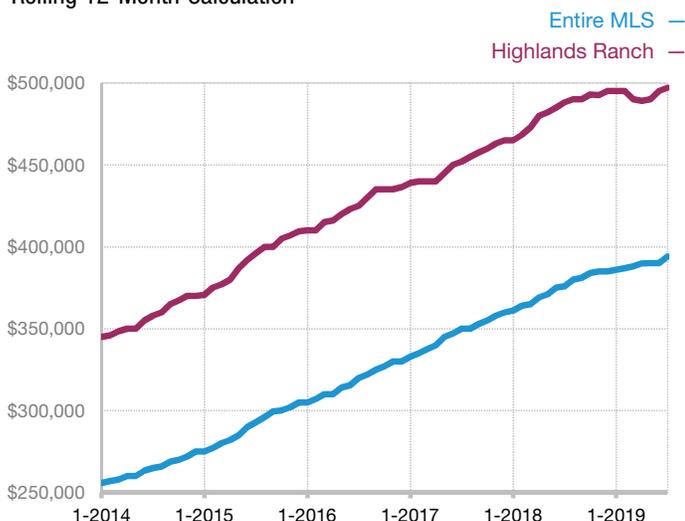
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	183	190	+ 3.8%	--	--	--
Under Contract	158	140	- 11.4%	982	989	+ 0.7%
New Listings	177	164	- 7.3%	1,148	1,186	+ 3.3%
Sold Listings	160	159	- 0.6%	903	911	+ 0.9%
Days on Market Until Sale	12	21	+ 75.0%	16	21	+ 31.3%
Median Sales Price*	\$500,500	\$515,000	+ 2.9%	\$505,000	\$508,000	+ 0.6%
Average Sales Price*	\$560,195	\$566,665	+ 1.2%	\$567,755	\$584,034	+ 2.9%
Percent of List Price Received*	100.2%	99.4%	- 0.8%	100.5%	99.7%	- 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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	44	47	+ 6.8%	--	--	--
Under Contract	34	37	+ 8.8%	217	199	- 8.3%
New Listings	30	33	+ 10.0%	256	233	- 9.0%
Sold Listings	34	30	- 11.8%	200	182	- 9.0%
Days on Market Until Sale	15	30	+ 100.0%	15	29	+ 93.3%
Median Sales Price*	\$397,500	\$369,000	- 7.2%	\$376,250	\$370,750	- 1.5%
Average Sales Price*	\$414,021	\$396,073	- 4.3%	\$389,517	\$385,814	- 1.0%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	100.0%	99.3%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

