

# Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

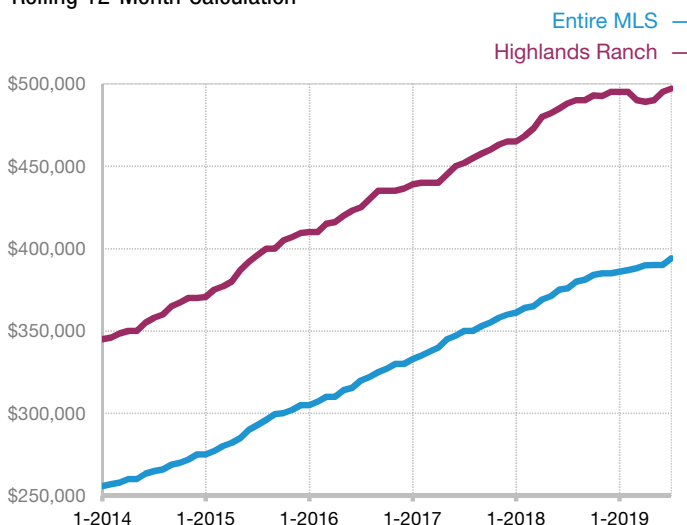
| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 07-2018 | Thru 07-2019 | Percent Change from Previous Year |
| 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 07-2018 | Thru 07-2019 | Percent Change from Previous Year |
| 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%                            |

\* 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

