

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

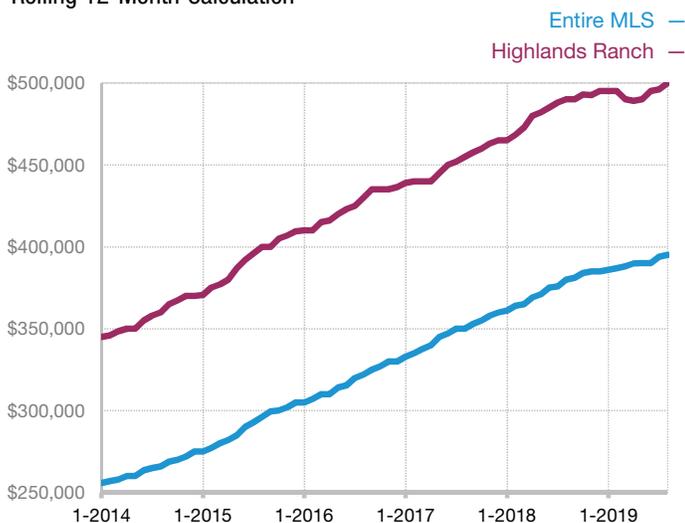
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	181	175	- 3.3%	--	--	--
Under Contract	127	147	+ 15.7%	1,109	1,131	+ 2.0%
New Listings	141	159	+ 12.8%	1,289	1,344	+ 4.3%
Sold Listings	169	139	- 17.8%	1,072	1,056	- 1.5%
Days on Market Until Sale	20	22	+ 10.0%	16	21	+ 31.3%
Median Sales Price*	\$485,000	\$500,000	+ 3.1%	\$501,000	\$505,000	+ 0.8%
Average Sales Price*	\$566,768	\$591,615	+ 4.4%	\$567,599	\$584,608	+ 3.0%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	100.4%	99.7%	- 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.

Townhouse-Condo	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	51	45	- 11.8%	--	--	--
Under Contract	24	35	+ 45.8%	241	234	- 2.9%
New Listings	35	35	0.0%	291	267	- 8.2%
Sold Listings	27	33	+ 22.2%	227	217	- 4.4%
Days on Market Until Sale	27	37	+ 37.0%	16	31	+ 93.8%
Median Sales Price*	\$366,000	\$410,000	+ 12.0%	\$375,000	\$375,000	0.0%
Average Sales Price*	\$368,179	\$434,333	+ 18.0%	\$386,979	\$392,259	+ 1.4%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.9%	99.3%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

