

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

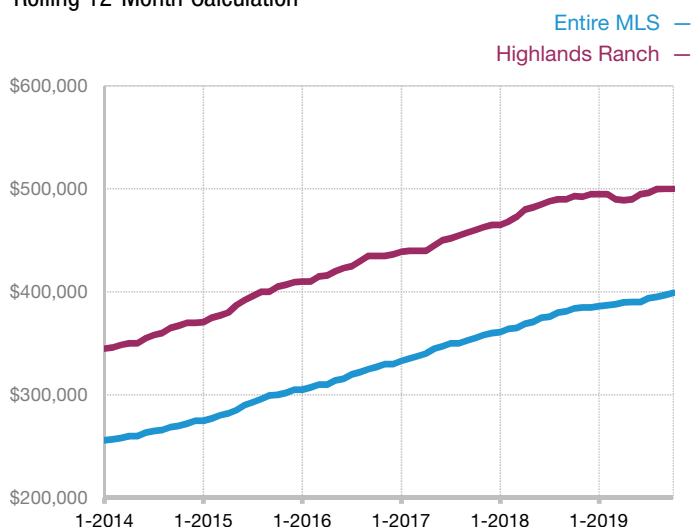
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	187	132	- 29.4%	--	--	--
Under Contract	98	134	+ 36.7%	1,312	1,374	+ 4.7%
New Listings	108	100	- 7.4%	1,535	1,586	+ 3.3%
Sold Listings	102	125	+ 22.5%	1,291	1,308	+ 1.3%
Days on Market Until Sale	27	28	+ 3.7%	18	22	+ 22.2%
Median Sales Price*	\$473,750	\$500,000	+ 5.5%	\$500,000	\$505,000	+ 1.0%
Average Sales Price*	\$522,846	\$561,923	+ 7.5%	\$564,726	\$579,536	+ 2.6%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	100.2%	99.7%	- 0.5%

* 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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	61	42	- 31.1%	--	--	--
Under Contract	18	28	+ 55.6%	280	288	+ 2.9%
New Listings	28	26	- 7.1%	345	323	- 6.4%
Sold Listings	23	24	+ 4.3%	273	267	- 2.2%
Days on Market Until Sale	30	47	+ 56.7%	19	33	+ 73.7%
Median Sales Price*	\$375,000	\$353,750	- 5.7%	\$375,000	\$371,500	- 0.9%
Average Sales Price*	\$383,791	\$388,179	+ 1.1%	\$388,063	\$389,060	+ 0.3%
Percent of List Price Received*	100.3%	99.2%	- 1.1%	99.8%	99.3%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

