

# Local Market Update for November 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

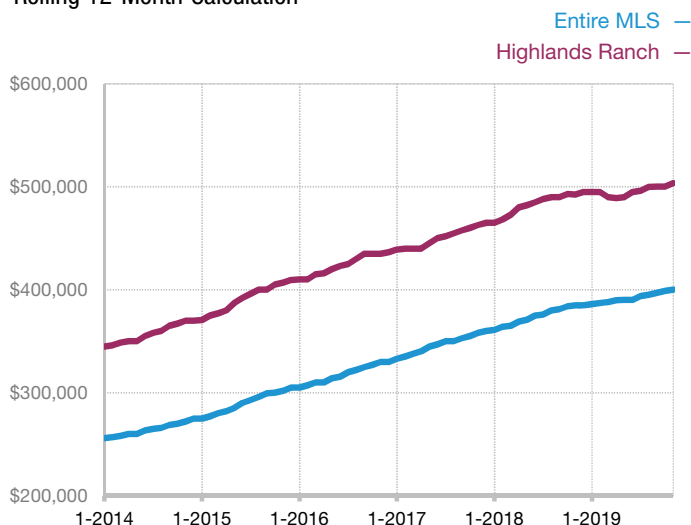
Single Family	November			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	173	102	- 41.0%	--	--	--
Under Contract	77	100	+ 29.9%	1,389	1,471	+ 5.9%
New Listings	83	80	- 3.6%	1,618	1,665	+ 2.9%
Sold Listings	105	105	0.0%	1,396	1,415	+ 1.4%
Days on Market Until Sale	25	29	+ 16.0%	19	22	+ 15.8%
Median Sales Price*	\$469,900	\$505,000	+ 7.5%	\$498,950	\$505,000	+ 1.2%
Average Sales Price*	\$514,430	\$608,863	+ 18.4%	\$560,943	\$581,534	+ 3.7%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	100.1%	99.6%	- 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	November			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 11-2018	Thru 11-2019	Percent Change from Previous Year
Inventory of Active Listings	54	32	- 40.7%	--	--	--
Under Contract	25	22	- 12.0%	305	309	+ 1.3%
New Listings	23	18	- 21.7%	368	341	- 7.3%
Sold Listings	21	29	+ 38.1%	294	296	+ 0.7%
Days on Market Until Sale	34	24	- 29.4%	20	32	+ 60.0%
Median Sales Price*	\$340,809	\$355,000	+ 4.2%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$346,975	\$435,504	+ 25.5%	\$385,128	\$393,610	+ 2.2%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	99.7%	99.2%	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

