

# Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

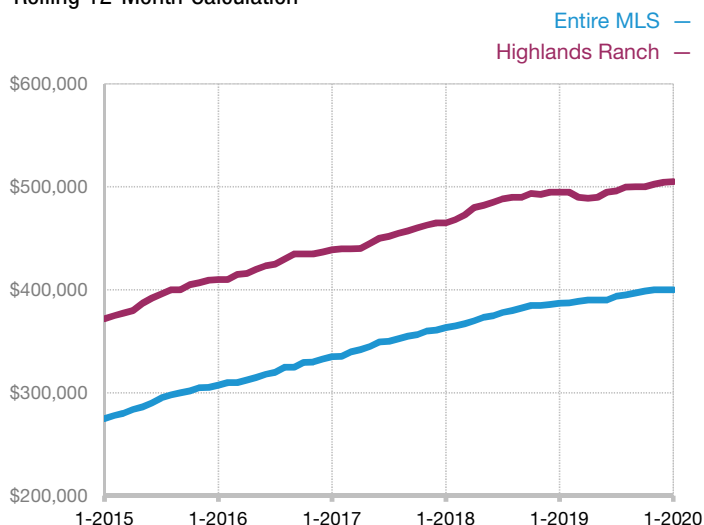
Single Family	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	107	88	- 17.8%	--	--	--
Under Contract	85	109	+ 28.2%	85	109	+ 28.2%
New Listings	102	127	+ 24.5%	102	127	+ 24.5%
Sold Listings	78	74	- 5.1%	78	74	- 5.1%
Days on Market Until Sale	48	47	- 2.1%	48	47	- 2.1%
Median Sales Price*	\$470,000	\$490,500	+ 4.4%	\$470,000	\$490,500	+ 4.4%
Average Sales Price*	\$569,634	\$599,191	+ 5.2%	\$569,634	\$599,191	+ 5.2%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.7%	99.0%	+ 0.3%

\* 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	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	35	19	- 45.7%	--	--	--
Under Contract	28	29	+ 3.6%	28	29	+ 3.6%
New Listings	30	26	- 13.3%	30	26	- 13.3%
Sold Listings	20	24	+ 20.0%	20	24	+ 20.0%
Days on Market Until Sale	39	45	+ 15.4%	39	45	+ 15.4%
Median Sales Price*	\$376,000	\$346,950	- 7.7%	\$376,000	\$346,950	- 7.7%
Average Sales Price*	\$387,413	\$372,104	- 4.0%	\$387,413	\$372,104	- 4.0%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.3%	99.2%	- 0.1%

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



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

