

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

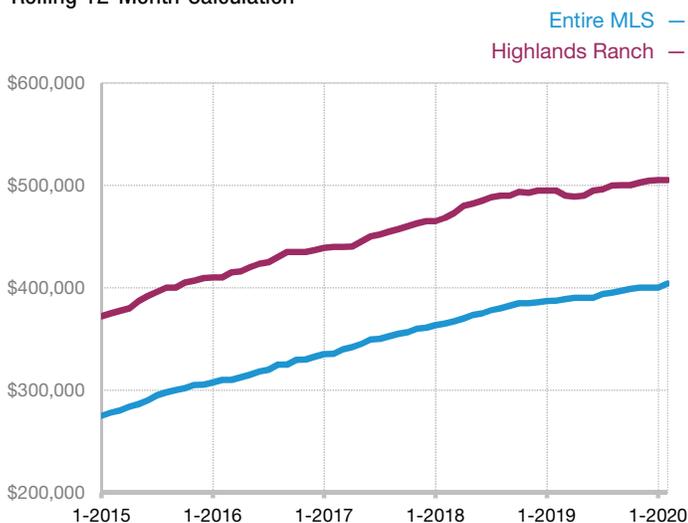
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 105 | 70 | - 33.3% | -- | -- | -- |
| Under Contract | 113 | 132 | + 16.8% | 198 | 241 | + 21.7% |
| New Listings | 123 | 121 | - 1.6% | 225 | 248 | + 10.2% |
| Sold Listings | 70 | 94 | + 34.3% | 148 | 168 | + 13.5% |
| Days on Market Until Sale | 33 | 24 | - 27.3% | 41 | 34 | - 17.1% |
| Median Sales Price* | \$500,000 | \$533,500 | + 6.7% | \$478,950 | \$502,000 | + 4.8% |
| Average Sales Price* | \$607,535 | \$567,326 | - 6.6% | \$587,560 | \$581,362 | - 1.1% |
| Percent of List Price Received* | 99.5% | 99.7% | + 0.2% | 99.1% | 99.4% | + 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 | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 30 | 23 | - 23.3% | -- | -- | -- |
| Under Contract | 28 | 25 | - 10.7% | 56 | 54 | - 3.6% |
| New Listings | 25 | 33 | + 32.0% | 55 | 59 | + 7.3% |
| Sold Listings | 18 | 28 | + 55.6% | 38 | 53 | + 39.5% |
| Days on Market Until Sale | 26 | 29 | + 11.5% | 33 | 40 | + 21.2% |
| Median Sales Price* | \$357,000 | \$356,500 | - 0.1% | \$367,000 | \$355,000 | - 3.3% |
| Average Sales Price* | \$357,105 | \$372,639 | + 4.3% | \$373,057 | \$371,970 | - 0.3% |
| Percent of List Price Received* | 99.6% | 98.7% | - 0.9% | 99.5% | 98.8% | - 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

