

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

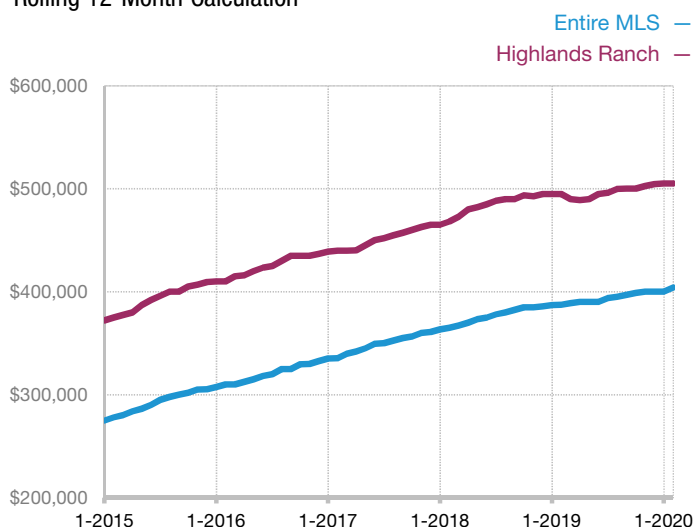
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	105	70	- 33.3%	--	--	--
Under Contract	113	132	+ 16.8%	198	241	+ 21.7%
New Listings	123	121	- 1.6%	225	248	+ 10.2%
Sold 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		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
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%

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



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

