

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

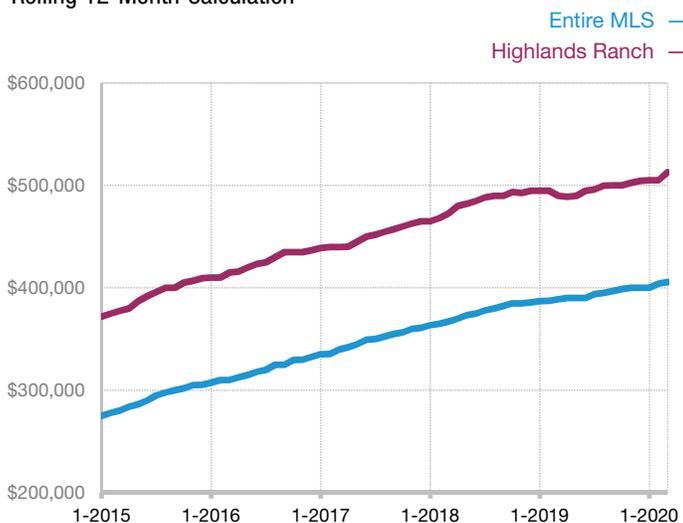
| Single Family | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 03-2019 | Thru 03-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 106 | 104 | - 1.9% | -- | -- | -- |
| Under Contract | 157 | 138 | - 12.1% | 355 | 369 | + 3.9% |
| New Listings | 167 | 190 | + 13.8% | 392 | 437 | + 11.5% |
| Sold Listings | 134 | 132 | - 1.5% | 282 | 305 | + 8.2% |
| Days on Market Until Sale | 16 | 23 | + 43.8% | 29 | 29 | 0.0% |
| Median Sales Price* | \$474,000 | \$539,425 | + 13.8% | \$475,000 | \$522,000 | + 9.9% |
| Average Sales Price* | \$549,316 | \$611,057 | + 11.2% | \$569,387 | \$592,913 | + 4.1% |
| Percent of List Price Received* | 99.9% | 100.1% | + 0.2% | 99.5% | 99.7% | + 0.2% |

* 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 | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 03-2019 | Thru 03-2020 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 28 | 38 | + 35.7% | -- | -- | -- |
| Under Contract | 27 | 14 | - 48.1% | 83 | 68 | - 18.1% |
| New Listings | 27 | 29 | + 7.4% | 82 | 88 | + 7.3% |
| Sold Listings | 30 | 20 | - 33.3% | 68 | 75 | + 10.3% |
| Days on Market Until Sale | 37 | 39 | + 5.4% | 35 | 39 | + 11.4% |
| Median Sales Price* | \$351,500 | \$413,500 | + 17.6% | \$363,500 | \$363,000 | - 0.1% |
| Average Sales Price* | \$387,387 | \$439,445 | + 13.4% | \$379,379 | \$389,528 | + 2.7% |
| Percent of List Price Received* | 99.4% | 99.6% | + 0.2% | 99.4% | 99.2% | - 0.2% |

* 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

