

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

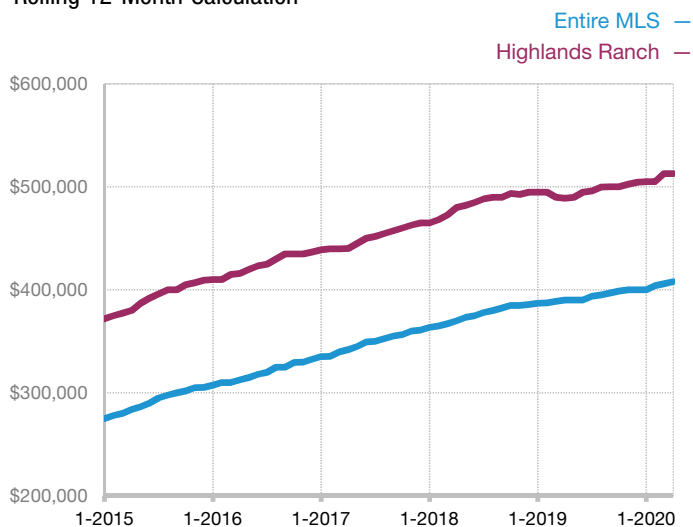
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	131	147	+ 12.2%	--	--	--
Under Contract	174	91	- 47.7%	529	452	- 14.6%
New Listings	203	138	- 32.0%	595	575	- 3.4%
Sold Listings	130	98	- 24.6%	412	411	- 0.2%
Days on Market Until Sale	19	7	- 63.2%	26	24	- 7.7%
Median Sales Price*	\$532,500	\$515,000	- 3.3%	\$490,450	\$521,000	+ 6.2%
Average Sales Price*	\$586,157	\$598,438	+ 2.1%	\$574,679	\$594,043	+ 3.4%
Percent of List Price Received*	100.0%	100.3%	+ 0.3%	99.6%	99.9%	+ 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	41	44	+ 7.3%	--	--	--
Under Contract	26	17	- 34.6%	109	85	- 22.0%
New Listings	43	31	- 27.9%	125	119	- 4.8%
Sold Listings	25	16	- 36.0%	93	92	- 1.1%
Days on Market Until Sale	42	12	- 71.4%	37	34	- 8.1%
Median Sales Price*	\$388,000	\$381,250	- 1.7%	\$368,000	\$366,900	- 0.3%
Average Sales Price*	\$411,038	\$385,132	- 6.3%	\$387,889	\$387,464	- 0.1%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	99.2%	99.2%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

