

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

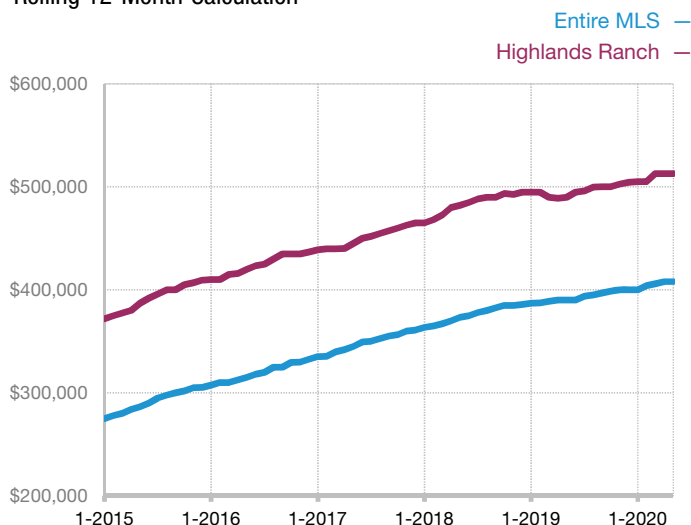
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	195	138	- 29.2%	--	--	--
Under Contract	163	210	+ 28.8%	692	654	- 5.5%
New Listings	235	207	- 11.9%	830	780	- 6.0%
Sold Listings	182	104	- 42.9%	594	516	- 13.1%
Days on Market Until Sale	15	12	- 20.0%	22	21	- 4.5%
Median Sales Price*	\$525,000	\$527,500	+ 0.5%	\$500,000	\$521,500	+ 4.3%
Average Sales Price*	\$591,448	\$575,888	- 2.6%	\$579,817	\$590,115	+ 1.8%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	99.8%	99.9%	+ 0.1%

* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	52	43	- 17.3%	--	--	--
Under Contract	33	28	- 15.2%	142	110	- 22.5%
New Listings	47	27	- 42.6%	172	146	- 15.1%
Sold Listings	27	11	- 59.3%	120	106	- 11.7%
Days on Market Until Sale	15	14	- 6.7%	32	31	- 3.1%
Median Sales Price*	\$375,000	\$355,000	- 5.3%	\$372,125	\$361,000	- 3.0%
Average Sales Price*	\$370,058	\$350,091	- 5.4%	\$383,877	\$381,769	- 0.5%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	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

