

Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

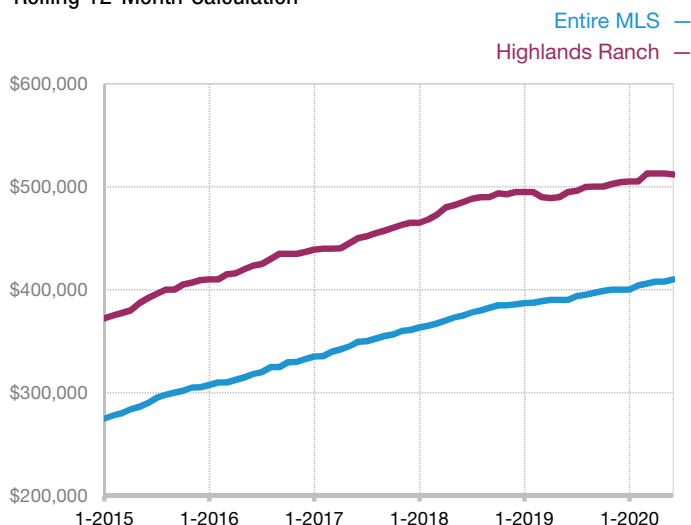
Single Family	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	207	109	- 47.3%	--	--	--
Under Contract	156	210	+ 34.6%	848	856	+ 0.9%
New Listings	190	189	- 0.5%	1,020	965	- 5.4%
Sold Listings	159	172	+ 8.2%	753	690	- 8.4%
Days on Market Until Sale	16	16	0.0%	21	20	- 4.8%
Median Sales Price*	\$531,575	\$530,000	- 0.3%	\$505,500	\$525,000	+ 3.9%
Average Sales Price*	\$616,426	\$588,854	- 4.5%	\$587,547	\$589,445	+ 0.3%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	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	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	59	38	- 35.6%	--	--	--
Under Contract	20	39	+ 95.0%	162	147	- 9.3%
New Listings	28	37	+ 32.1%	200	183	- 8.5%
Sold Listings	32	22	- 31.3%	152	128	- 15.8%
Days on Market Until Sale	18	29	+ 61.1%	29	31	+ 6.9%
Median Sales Price*	\$380,000	\$397,500	+ 4.6%	\$374,625	\$364,500	- 2.7%
Average Sales Price*	\$383,459	\$397,900	+ 3.8%	\$383,789	\$384,542	+ 0.2%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	99.3%	99.2%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

