

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

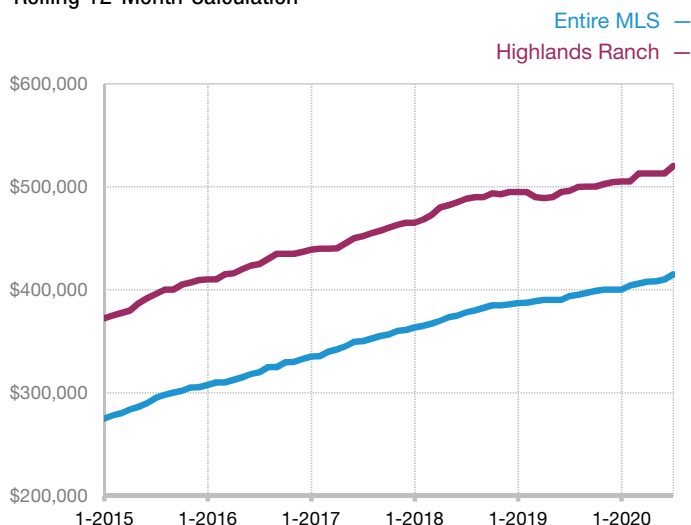
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	217	92	- 57.6%	--	--	--
Under Contract	136	188	+ 38.2%	984	1,036	+ 5.3%
New Listings	164	175	+ 6.7%	1,184	1,140	- 3.7%
Sold Listings	165	217	+ 31.5%	918	913	- 0.5%
Days on Market Until Sale	20	21	+ 5.0%	21	20	- 4.8%
Median Sales Price*	\$514,500	\$550,000	+ 6.9%	\$505,750	\$532,000	+ 5.2%
Average Sales Price*	\$566,059	\$614,780	+ 8.6%	\$583,685	\$595,931	+ 2.1%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	54	34	- 37.0%	--	--	--
Under Contract	37	50	+ 35.1%	199	196	- 1.5%
New Listings	32	50	+ 56.3%	232	232	0.0%
Sold Listings	32	46	+ 43.8%	184	177	- 3.8%
Days on Market Until Sale	32	30	- 6.3%	29	32	+ 10.3%
Median Sales Price*	\$365,500	\$380,000	+ 4.0%	\$370,000	\$365,000	- 1.4%
Average Sales Price*	\$389,100	\$397,354	+ 2.1%	\$384,713	\$387,184	+ 0.6%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	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

