

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

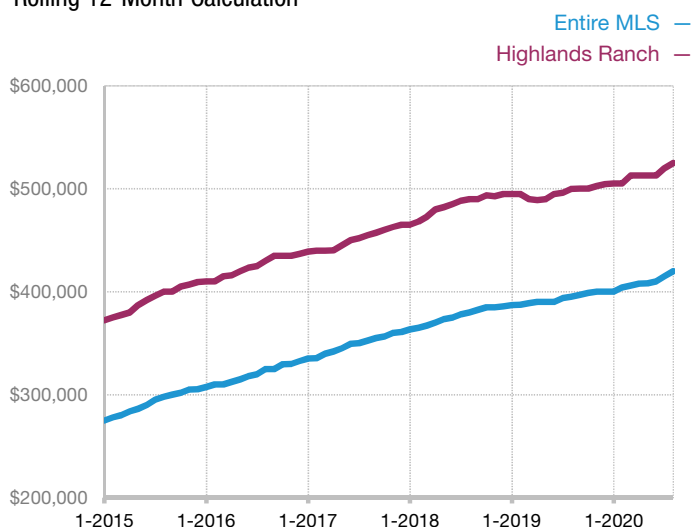
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	211	52	- 75.4%	--	--	--
Under Contract	140	187	+ 33.6%	1,124	1,217	+ 8.3%
New Listings	159	152	- 4.4%	1,343	1,292	- 3.8%
Sold Listings	141	192	+ 36.2%	1,059	1,107	+ 4.5%
Days on Market Until Sale	22	18	- 18.2%	21	20	- 4.8%
Median Sales Price*	\$500,000	\$560,450	+ 12.1%	\$505,000	\$535,000	+ 5.9%
Average Sales Price*	\$590,848	\$605,556	+ 2.5%	\$584,638	\$597,453	+ 2.2%
Percent of List Price Received*	99.6%	100.5%	+ 0.9%	99.8%	100.0%	+ 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	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	51	25	- 51.0%	--	--	--
Under Contract	32	41	+ 28.1%	231	235	+ 1.7%
New Listings	33	35	+ 6.1%	265	267	+ 0.8%
Sold Listings	35	39	+ 11.4%	219	215	- 1.8%
Days on Market Until Sale	35	19	- 45.7%	30	30	0.0%
Median Sales Price*	\$410,000	\$388,000	- 5.4%	\$374,250	\$371,000	- 0.9%
Average Sales Price*	\$428,289	\$405,690	- 5.3%	\$391,677	\$390,575	- 0.3%
Percent of List Price Received*	99.5%	99.8%	+ 0.3%	99.4%	99.3%	- 0.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

