

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

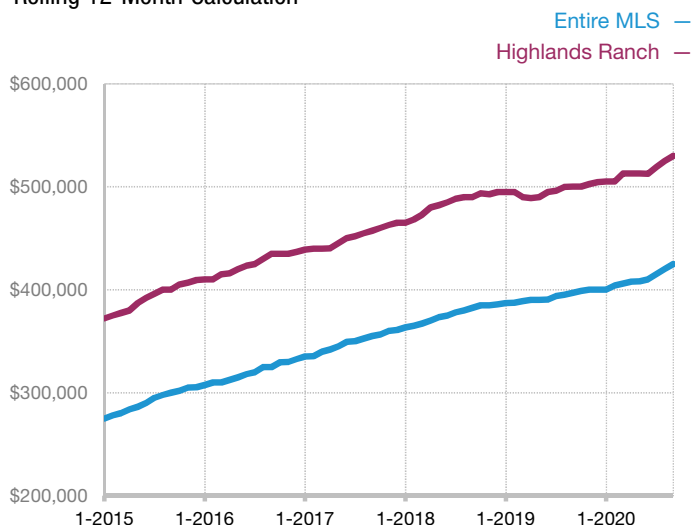
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	217	43	- 80.2%	--	--	--
Under Contract	116	164	+ 41.4%	1,240	1,378	+ 11.1%
New Listings	142	153	+ 7.7%	1,485	1,444	- 2.8%
Sold Listings	125	151	+ 20.8%	1,184	1,267	+ 7.0%
Days on Market Until Sale	23	15	- 34.8%	21	20	- 4.8%
Median Sales Price*	\$500,000	\$565,000	+ 13.0%	\$505,000	\$540,000	+ 6.9%
Average Sales Price*	\$552,781	\$598,351	+ 8.2%	\$581,275	\$597,278	+ 2.8%
Percent of List Price Received*	99.5%	100.6%	+ 1.1%	99.7%	100.1%	+ 0.4%

* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	52	21	- 59.6%	--	--	--
Under Contract	29	47	+ 62.1%	260	280	+ 7.7%
New Listings	32	45	+ 40.6%	297	312	+ 5.1%
Sold Listings	26	44	+ 69.2%	245	264	+ 7.8%
Days on Market Until Sale	39	19	- 51.3%	31	30	- 3.2%
Median Sales Price*	\$362,500	\$418,500	+ 15.4%	\$372,500	\$380,000	+ 2.0%
Average Sales Price*	\$363,173	\$453,930	+ 25.0%	\$388,652	\$399,486	+ 2.8%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	99.3%	99.3%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

