

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

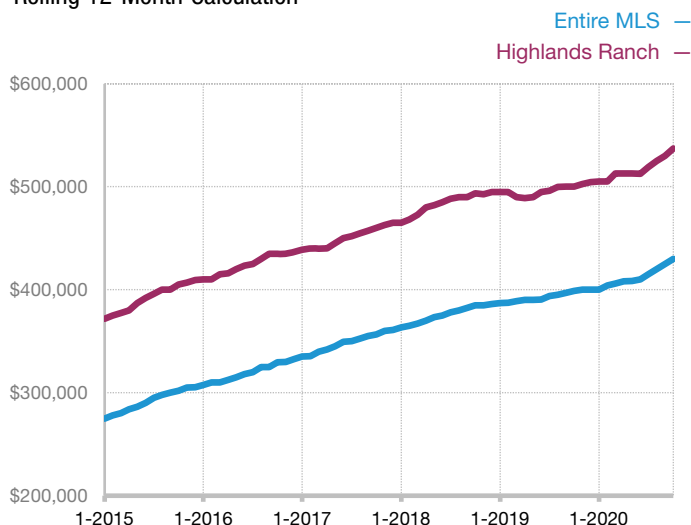
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	161	45	- 72.0%	--	--	--
Under Contract	130	139	+ 6.9%	1,370	1,505	+ 9.9%
New Listings	99	137	+ 38.4%	1,584	1,580	- 0.3%
Sold Listings	128	176	+ 37.5%	1,312	1,444	+ 10.1%
Days on Market Until Sale	28	16	- 42.9%	22	19	- 13.6%
Median Sales Price*	\$496,500	\$565,000	+ 13.8%	\$505,000	\$540,500	+ 7.0%
Average Sales Price*	\$559,474	\$628,833	+ 12.4%	\$579,148	\$601,171	+ 3.8%
Percent of List Price Received*	99.2%	100.3%	+ 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	45	22	- 51.1%	--	--	--
Under Contract	27	39	+ 44.4%	287	318	+ 10.8%
New Listings	26	37	+ 42.3%	323	350	+ 8.4%
Sold Listings	24	38	+ 58.3%	269	304	+ 13.0%
Days on Market Until Sale	47	15	- 68.1%	33	28	- 15.2%
Median Sales Price*	\$353,750	\$385,000	+ 8.8%	\$370,000	\$380,000	+ 2.7%
Average Sales Price*	\$388,179	\$404,247	+ 4.1%	\$388,610	\$400,290	+ 3.0%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	99.3%	99.4%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

