

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

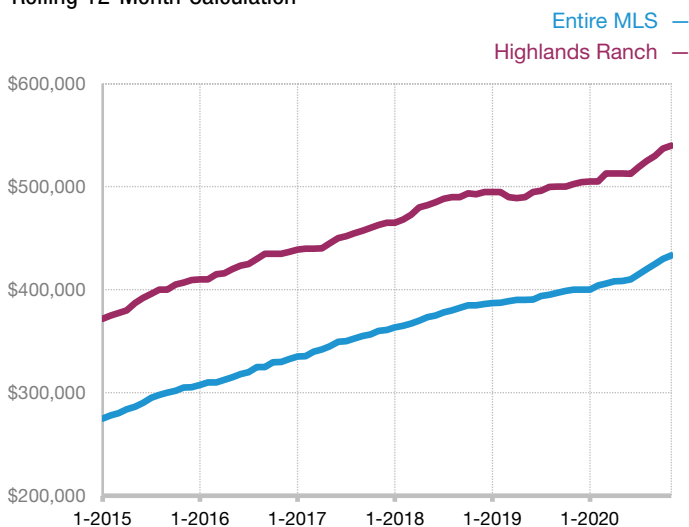
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	133	13	- 90.2%	--	--	--
Under Contract	96	96	0.0%	1,466	1,599	+ 9.1%
New Listings	80	76	- 5.0%	1,664	1,655	- 0.5%
Sold Listings	108	115	+ 6.5%	1,420	1,559	+ 9.8%
Days on Market Until Sale	29	10	- 65.5%	22	19	- 13.6%
Median Sales Price*	\$505,000	\$570,000	+ 12.9%	\$505,000	\$543,696	+ 7.7%
Average Sales Price*	\$606,788	\$636,396	+ 4.9%	\$581,250	\$603,620	+ 3.8%
Percent of List Price Received*	99.2%	101.3%	+ 2.1%	99.6%	100.2%	+ 0.6%

\* 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	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	38	12	- 68.4%	--	--	--
Under Contract	20	30	+ 50.0%	307	346	+ 12.7%
New Listings	18	21	+ 16.7%	341	371	+ 8.8%
Sold Listings	29	34	+ 17.2%	298	338	+ 13.4%
Days on Market Until Sale	24	21	- 12.5%	32	27	- 15.6%
Median Sales Price*	\$355,000	\$396,000	+ 11.5%	\$369,000	\$382,750	+ 3.7%
Average Sales Price*	\$435,504	\$395,105	- 9.3%	\$393,174	\$399,768	+ 1.7%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.3%	99.5%	+ 0.2%

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



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

