

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

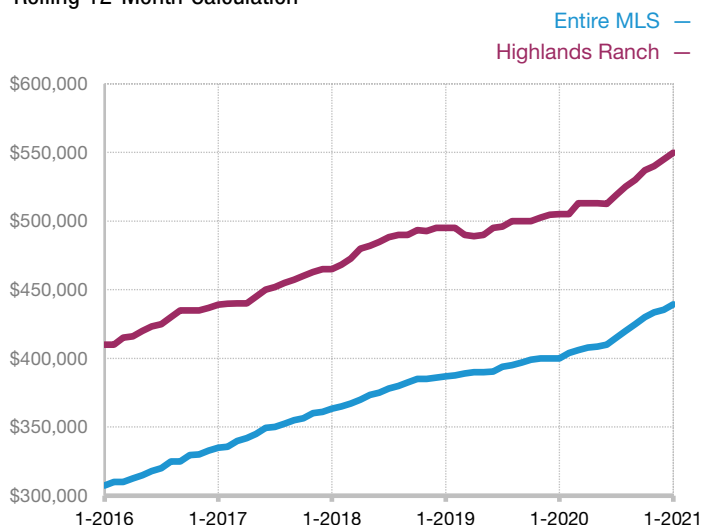
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	108	15	- 86.1%	--	--	--
Under Contract	109	103	- 5.5%	109	103	- 5.5%
New Listings	127	108	- 15.0%	127	108	- 15.0%
Sold Listings	74	56	- 24.3%	74	56	- 24.3%
Days on Market Until Sale	47	7	- 85.1%	47	7	- 85.1%
Median Sales Price*	\$490,500	\$577,500	+ 17.7%	\$490,500	\$577,500	+ 17.7%
Average Sales Price*	\$599,191	\$656,388	+ 9.5%	\$599,191	\$656,388	+ 9.5%
Percent of List Price Received*	99.0%	103.3%	+ 4.3%	99.0%	103.3%	+ 4.3%

* 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	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	22	4	- 81.8%	--	--	--
Under Contract	29	24	- 17.2%	29	24	- 17.2%
New Listings	26	23	- 11.5%	26	23	- 11.5%
Sold Listings	25	25	0.0%	25	25	0.0%
Days on Market Until Sale	52	17	- 67.3%	52	17	- 67.3%
Median Sales Price*	\$350,000	\$390,000	+ 11.4%	\$350,000	\$390,000	+ 11.4%
Average Sales Price*	\$371,220	\$432,550	+ 16.5%	\$371,220	\$432,550	+ 16.5%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	98.8%	99.7%	+ 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

