

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

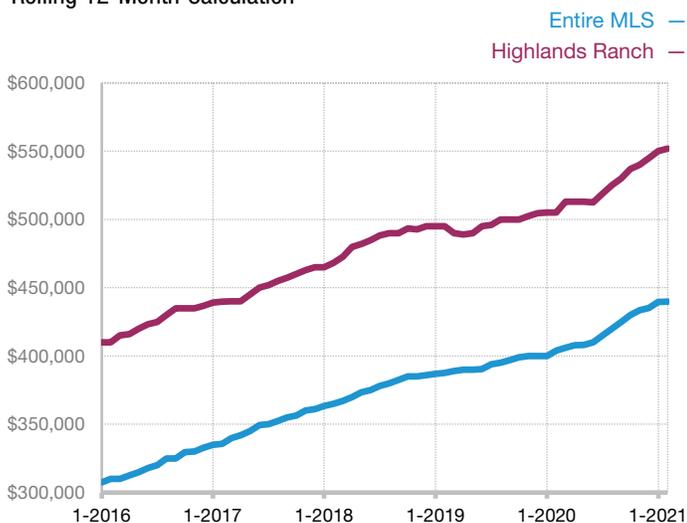
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	103	21	- 79.6%	--	--	--
Under Contract	118	100	- 15.3%	227	201	- 11.5%
New Listings	119	103	- 13.4%	246	211	- 14.2%
Sold Listings	99	90	- 9.1%	173	146	- 15.6%
Days on Market Until Sale	25	4	- 84.0%	34	5	- 85.3%
Median Sales Price*	\$532,000	\$588,000	+ 10.5%	\$500,000	\$583,500	+ 16.7%
Average Sales Price*	\$562,843	\$678,219	+ 20.5%	\$578,391	\$669,846	+ 15.8%
Percent of List Price Received*	99.8%	104.8%	+ 5.0%	99.4%	104.3%	+ 4.9%

* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	27	3	- 88.9%	--	--	--
Under Contract	24	21	- 12.5%	53	45	- 15.1%
New Listings	33	19	- 42.4%	59	42	- 28.8%
Sold Listings	30	22	- 26.7%	55	47	- 14.5%
Days on Market Until Sale	27	4	- 85.2%	38	11	- 71.1%
Median Sales Price*	\$356,500	\$353,250	- 0.9%	\$355,000	\$387,000	+ 9.0%
Average Sales Price*	\$371,506	\$402,916	+ 8.5%	\$371,376	\$418,679	+ 12.7%
Percent of List Price Received*	99.2%	101.4%	+ 2.2%	99.0%	100.5%	+ 1.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

