

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

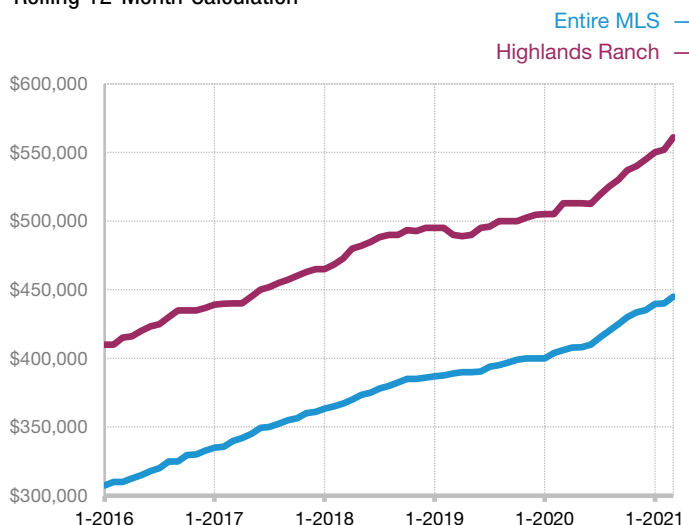
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	153	29	- 81.0%	--	--	--
Under Contract	133	157	+ 18.0%	360	354	- 1.7%
New Listings	191	167	- 12.6%	437	376	- 14.0%
Sold Listings	140	122	- 12.9%	313	269	- 14.1%
Days on Market Until Sale	23	5	- 78.3%	29	5	- 82.8%
Median Sales Price*	\$539,425	\$625,500	+ 16.0%	\$524,000	\$610,000	+ 16.4%
Average Sales Price*	\$610,310	\$714,969	+ 17.1%	\$592,668	\$689,573	+ 16.4%
Percent of List Price Received*	100.0%	105.5%	+ 5.5%	99.7%	104.8%	+ 5.1%

* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	41	3	- 92.7%	--	--	--
Under Contract	14	22	+ 57.1%	67	68	+ 1.5%
New Listings	29	22	- 24.1%	88	65	- 26.1%
Sold Listings	22	22	0.0%	77	70	- 9.1%
Days on Market Until Sale	36	15	- 58.3%	38	12	- 68.4%
Median Sales Price*	\$413,500	\$422,750	+ 2.2%	\$363,000	\$400,000	+ 10.2%
Average Sales Price*	\$431,177	\$424,136	- 1.6%	\$388,462	\$420,484	+ 8.2%
Percent of List Price Received*	99.8%	101.7%	+ 1.9%	99.3%	100.9%	+ 1.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

