

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

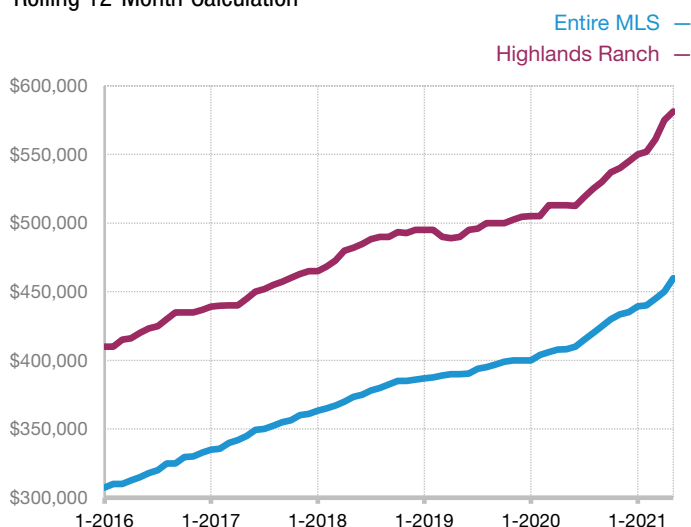
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	177	27	- 84.7%	--	--	--
Under Contract	203	186	- 8.4%	646	707	+ 9.4%
New Listings	203	169	- 16.7%	776	736	- 5.2%
Sold Listings	106	162	+ 52.8%	518	580	+ 12.0%
Days on Market Until Sale	12	5	- 58.3%	21	5	- 76.2%
Median Sales Price*	\$520,500	\$625,000	+ 20.1%	\$520,500	\$636,000	+ 22.2%
Average Sales Price*	\$573,843	\$771,699	+ 34.5%	\$589,641	\$735,773	+ 24.8%
Percent of List Price Received*	100.0%	106.0%	+ 6.0%	99.9%	105.7%	+ 5.8%

* 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	53	6	- 88.7%	--	--	--
Under Contract	26	35	+ 34.6%	108	132	+ 22.2%
New Listings	27	37	+ 37.0%	146	133	- 8.9%
Sold Listings	11	26	+ 136.4%	106	122	+ 15.1%
Days on Market Until Sale	14	4	- 71.4%	31	9	- 71.0%
Median Sales Price*	\$355,000	\$448,500	+ 26.3%	\$361,000	\$426,000	+ 18.0%
Average Sales Price*	\$350,091	\$435,977	+ 24.5%	\$381,769	\$430,613	+ 12.8%
Percent of List Price Received*	99.3%	103.8%	+ 4.5%	99.2%	101.9%	+ 2.7%

* 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

