

Local Market Update for June 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

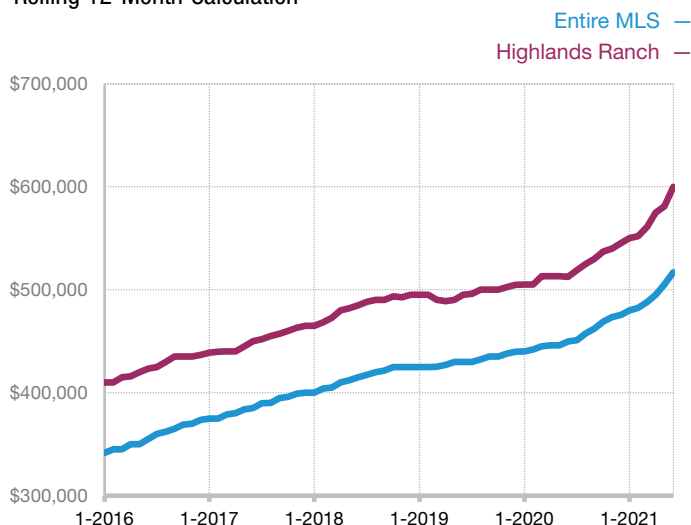
Single Family	June			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
Inventory of Active Listings	153	42	- 72.5%	--	--	--
Under Contract	202	208	+ 3.0%	848	909	+ 7.2%
New Listings	189	231	+ 22.2%	965	966	+ 0.1%
Sold Listings	179	198	+ 10.6%	697	779	+ 11.8%
Days on Market Until Sale	18	5	- 72.2%	20	5	- 75.0%
Median Sales Price*	\$530,000	\$675,000	+ 27.4%	\$525,000	\$646,200	+ 23.1%
Average Sales Price*	\$590,621	\$765,354	+ 29.6%	\$589,893	\$743,072	+ 26.0%
Percent of List Price Received*	99.9%	107.0%	+ 7.1%	99.9%	106.0%	+ 6.1%

* 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	June			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
Inventory of Active Listings	48	14	- 70.8%	--	--	--
Under Contract	37	32	- 13.5%	145	162	+ 11.7%
New Listings	36	40	+ 11.1%	182	173	- 4.9%
Sold Listings	25	30	+ 20.0%	131	152	+ 16.0%
Days on Market Until Sale	40	5	- 87.5%	33	8	- 75.8%
Median Sales Price*	\$395,000	\$444,250	+ 12.5%	\$364,000	\$429,950	+ 18.1%
Average Sales Price*	\$391,432	\$459,567	+ 17.4%	\$383,613	\$436,328	+ 13.7%
Percent of List Price Received*	98.5%	102.7%	+ 4.3%	99.1%	102.1%	+ 3.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

