

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

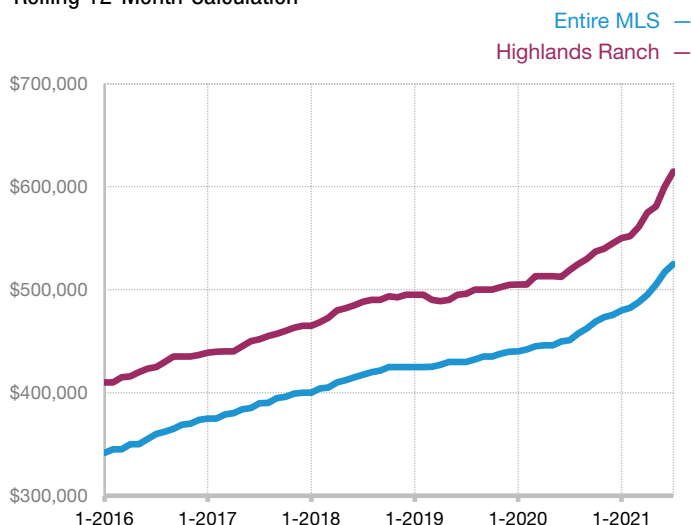
| Single Family | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2020 | 2021 | Percent Change from Previous Year | Thru 07-2020 | Thru 07-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 137 | 77 | - 43.8% | -- | -- | -- |
| Under Contract | 182 | 140 | - 23.1% | 1,030 | 1,042 | + 1.2% |
| New Listings | 175 | 171 | - 2.3% | 1,140 | 1,137 | - 0.3% |
| Sold Listings | 222 | 174 | - 21.6% | 919 | 953 | + 3.7% |
| Days on Market Until Sale | 21 | 5 | - 76.2% | 20 | 5 | - 75.0% |
| Median Sales Price* | \$549,750 | \$667,500 | + 21.4% | \$532,000 | \$650,000 | + 22.2% |
| Average Sales Price* | \$612,607 | \$735,551 | + 20.1% | \$595,380 | \$741,699 | + 24.6% |
| Percent of List Price Received* | 100.0% | 105.7% | + 5.7% | 99.9% | 105.9% | + 6.0% |

* 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 | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2020 | 2021 | Percent Change from Previous Year | Thru 07-2020 | Thru 07-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 45 | 11 | - 75.6% | -- | -- | -- |
| Under Contract | 49 | 33 | - 32.7% | 194 | 195 | + 0.5% |
| New Listings | 50 | 32 | - 36.0% | 232 | 205 | - 11.6% |
| Sold Listings | 46 | 36 | - 21.7% | 177 | 188 | + 6.2% |
| Days on Market Until Sale | 31 | 6 | - 80.6% | 33 | 8 | - 75.8% |
| Median Sales Price* | \$372,500 | \$452,889 | + 21.6% | \$365,000 | \$439,500 | + 20.4% |
| Average Sales Price* | \$396,157 | \$464,642 | + 17.3% | \$386,873 | \$441,749 | + 14.2% |
| Percent of List Price Received* | 99.5% | 102.0% | + 2.5% | 99.2% | 102.1% | + 2.9% |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

