

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

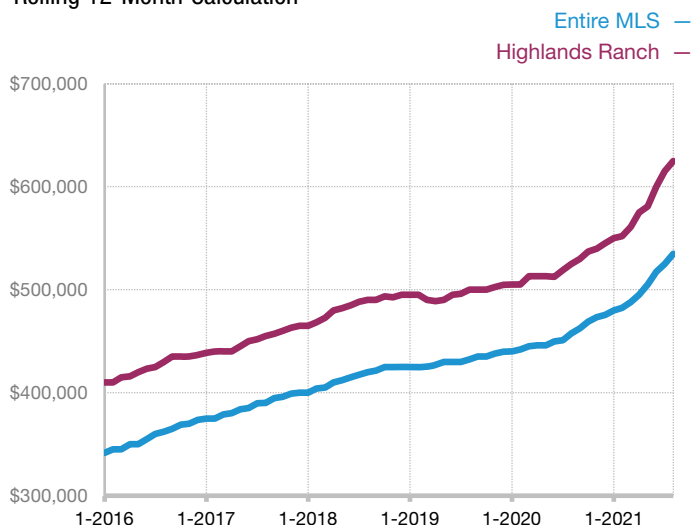
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	89	39	- 56.2%	--	--	--
Under Contract	182	179	- 1.6%	1,212	1,214	+ 0.2%
New Listings	149	146	- 2.0%	1,289	1,282	- 0.5%
Sold Listings	197	149	- 24.4%	1,116	1,102	- 1.3%
Days on Market Until Sale	19	7	- 63.2%	20	5	- 75.0%
Median Sales Price*	\$559,900	\$655,000	+ 17.0%	\$535,000	\$650,000	+ 21.5%
Average Sales Price*	\$604,349	\$746,105	+ 23.5%	\$596,963	\$742,423	+ 24.4%
Percent of List Price Received*	100.5%	103.5%	+ 3.0%	100.0%	105.6%	+ 5.6%

* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	39	11	- 71.8%	--	--	--
Under Contract	39	27	- 30.8%	233	221	- 5.2%
New Listings	36	28	- 22.2%	268	233	- 13.1%
Sold Listings	43	31	- 27.9%	220	219	- 0.5%
Days on Market Until Sale	28	9	- 67.9%	32	8	- 75.0%
Median Sales Price*	\$387,000	\$470,000	+ 21.4%	\$369,750	\$444,500	+ 20.2%
Average Sales Price*	\$395,693	\$461,400	+ 16.6%	\$388,597	\$444,531	+ 14.4%
Percent of List Price Received*	99.6%	101.3%	+ 1.7%	99.3%	102.0%	+ 2.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

