

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

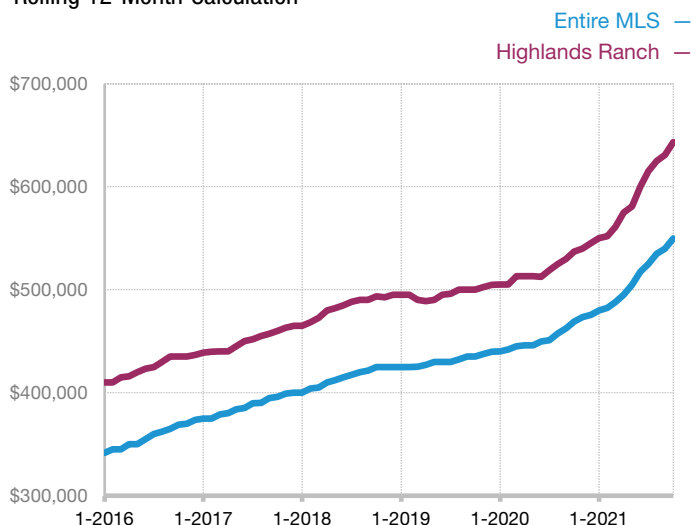
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	74	38	- 48.6%	--	--	--
Under Contract	138	115	- 16.7%	1,503	1,453	- 3.3%
New Listings	136	113	- 16.9%	1,578	1,530	- 3.0%
Sold Listings	177	130	- 26.6%	1,445	1,389	- 3.9%
Days on Market Until Sale	16	9	- 43.8%	19	6	- 68.4%
Median Sales Price*	\$565,000	\$646,000	+ 14.3%	\$540,000	\$650,000	+ 20.4%
Average Sales Price*	\$628,026	\$744,141	+ 18.5%	\$600,960	\$741,610	+ 23.4%
Percent of List Price Received*	100.3%	103.0%	+ 2.7%	100.1%	105.0%	+ 4.9%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	33	10	- 69.7%	--	--	--
Under Contract	36	28	- 22.2%	315	279	- 11.4%
New Listings	37	30	- 18.9%	350	292	- 16.6%
Sold Listings	38	32	- 15.8%	304	277	- 8.9%
Days on Market Until Sale	15	11	- 26.7%	28	8	- 71.4%
Median Sales Price*	\$385,000	\$489,500	+ 27.1%	\$380,000	\$449,000	+ 18.2%
Average Sales Price*	\$404,247	\$494,167	+ 22.2%	\$400,290	\$450,638	+ 12.6%
Percent of List Price Received*	100.0%	101.2%	+ 1.2%	99.4%	101.9%	+ 2.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

