

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

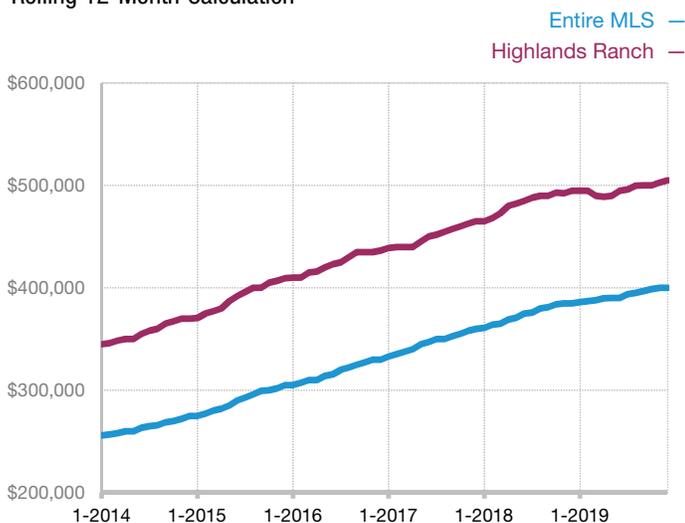
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	114	80	- 29.8%	--	--	--
Under Contract	80	70	- 12.5%	1,469	1,535	+ 4.5%
New Listings	31	50	+ 61.3%	1,649	1,715	+ 4.0%
Sold Listings	85	106	+ 24.7%	1,481	1,525	+ 3.0%
Days on Market Until Sale	33	34	+ 3.0%	19	23	+ 21.1%
Median Sales Price*	\$461,500	\$496,475	+ 7.6%	\$495,000	\$505,000	+ 2.0%
Average Sales Price*	\$567,025	\$538,308	- 5.1%	\$561,292	\$578,394	+ 3.0%
Percent of List Price Received*	98.9%	98.9%	0.0%	100.1%	99.6%	- 0.5%

* 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	37	20	- 45.9%	--	--	--
Under Contract	19	25	+ 31.6%	324	332	+ 2.5%
New Listings	10	16	+ 60.0%	378	357	- 5.6%
Sold Listings	27	21	- 22.2%	321	319	- 0.6%
Days on Market Until Sale	48	58	+ 20.8%	22	34	+ 54.5%
Median Sales Price*	\$340,000	\$355,000	+ 4.4%	\$370,000	\$368,000	- 0.5%
Average Sales Price*	\$381,614	\$413,083	+ 8.2%	\$384,833	\$394,484	+ 2.5%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.7%	99.3%	- 0.4%

* 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

