

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

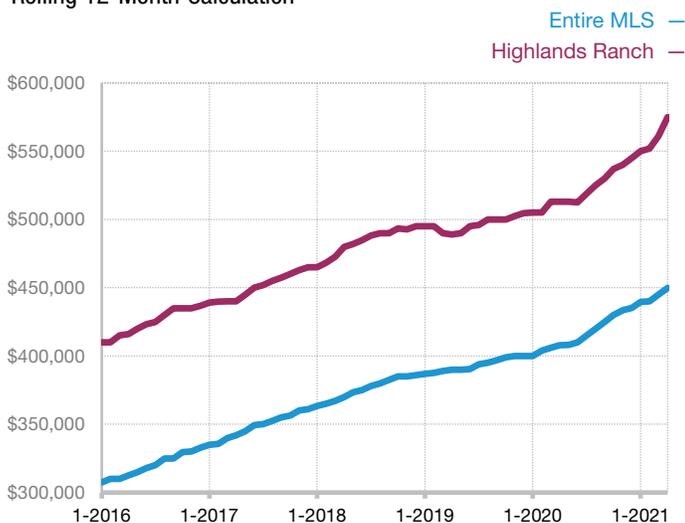
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	200	47	- 76.5%	--	--	--
Under Contract	83	171	+ 106.0%	443	522	+ 17.8%
New Listings	136	191	+ 40.4%	573	567	- 1.0%
Sold Listings	99	146	+ 47.5%	412	418	+ 1.5%
Days on Market Until Sale	7	4	- 42.9%	24	5	- 79.2%
Median Sales Price*	\$515,000	\$697,500	+ 35.4%	\$520,500	\$636,725	+ 22.3%
Average Sales Price*	\$596,989	\$782,621	+ 31.1%	\$593,706	\$721,849	+ 21.6%
Percent of List Price Received*	100.3%	106.9%	+ 6.6%	99.9%	105.5%	+ 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	53	5	- 90.6%	--	--	--
Under Contract	15	29	+ 93.3%	82	97	+ 18.3%
New Listings	31	32	+ 3.2%	119	97	- 18.5%
Sold Listings	18	25	+ 38.9%	95	95	0.0%
Days on Market Until Sale	15	6	- 60.0%	33	10	- 69.7%
Median Sales Price*	\$375,500	\$470,000	+ 25.2%	\$365,000	\$421,900	+ 15.6%
Average Sales Price*	\$372,499	\$449,140	+ 20.6%	\$385,437	\$428,025	+ 11.0%
Percent of List Price Received*	99.2%	102.7%	+ 3.5%	99.2%	101.4%	+ 2.2%

\* 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

