

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch



Compliments of:

ANTHONY RAE / 303.520.3179  

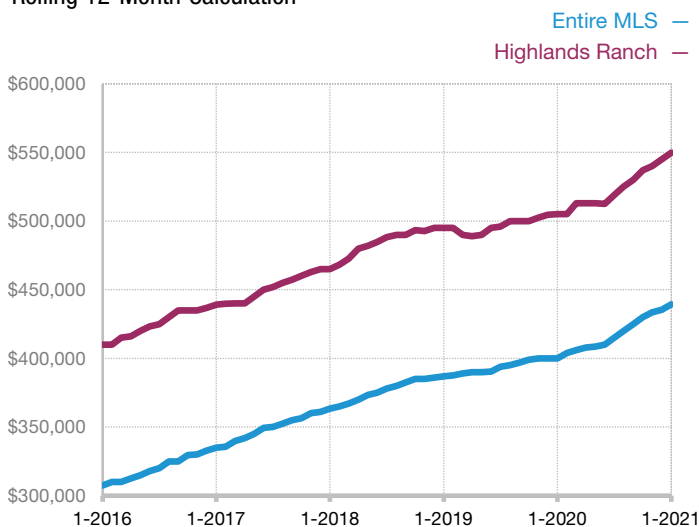
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2020 | 2021 | Percent Change from Previous Year | Thru 01-2020 | Thru 01-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 108 | 15 | - 86.1% | -- | -- | -- |
| Under Contract | 109 | 103 | - 5.5% | 109 | 103 | - 5.5% |
| New Listings | 127 | 108 | - 15.0% | 127 | 108 | - 15.0% |
| Sold Listings | 74 | 56 | - 24.3% | 74 | 56 | - 24.3% |
| Days on Market Until Sale | 47 | 7 | - 85.1% | 47 | 7 | - 85.1% |
| Median Sales Price* | \$490,500 | \$577,500 | + 17.7% | \$490,500 | \$577,500 | + 17.7% |
| Average Sales Price* | \$599,191 | \$656,388 | + 9.5% | \$599,191 | \$656,388 | + 9.5% |
| Percent of List Price Received* | 99.0% | 103.3% | + 4.3% | 99.0% | 103.3% | + 4.3% |

* 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 | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2020 | 2021 | Percent Change from Previous Year | Thru 01-2020 | Thru 01-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 22 | 4 | - 81.8% | -- | -- | -- |
| Under Contract | 29 | 24 | - 17.2% | 29 | 24 | - 17.2% |
| New Listings | 26 | 23 | - 11.5% | 26 | 23 | - 11.5% |
| Sold Listings | 25 | 25 | 0.0% | 25 | 25 | 0.0% |
| Days on Market Until Sale | 52 | 17 | - 67.3% | 52 | 17 | - 67.3% |
| Median Sales Price* | \$350,000 | \$390,000 | + 11.4% | \$350,000 | \$390,000 | + 11.4% |
| Average Sales Price* | \$371,220 | \$432,550 | + 16.5% | \$371,220 | \$432,550 | + 16.5% |
| Percent of List Price Received* | 98.8% | 99.7% | + 0.9% | 98.8% | 99.7% | + 0.9% |

* 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

