

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch



Compliments of:

**ANTHONY RAE / 303.520.3179**  

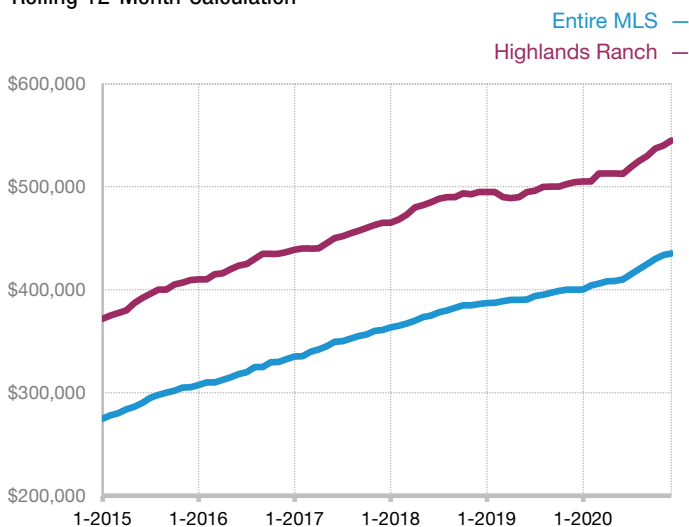
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	98	11	- 88.8%	--	--	--
Under Contract	67	58	- 13.4%	1,533	1,653	+ 7.8%
New Listings	50	48	- 4.0%	1,714	1,702	- 0.7%
Sold Listings	108	113	+ 4.6%	1,528	1,674	+ 9.6%
Days on Market Until Sale	33	12	- 63.6%	23	18	- 21.7%
Median Sales Price*	\$496,475	\$575,000	+ 15.8%	\$504,621	\$545,000	+ 8.0%
Average Sales Price*	\$537,266	\$619,600	+ 15.3%	\$578,141	\$604,587	+ 4.6%
Percent of List Price Received*	98.9%	101.1%	+ 2.2%	99.6%	100.3%	+ 0.7%

\* 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		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	25	5	- 80.0%	--	--	--
Under Contract	25	24	- 4.0%	332	366	+ 10.2%
New Listings	16	14	- 12.5%	357	385	+ 7.8%
Sold Listings	22	28	+ 27.3%	320	368	+ 15.0%
Days on Market Until Sale	56	19	- 66.1%	34	27	- 20.6%
Median Sales Price*	\$355,000	\$397,500	+ 12.0%	\$368,000	\$384,500	+ 4.5%
Average Sales Price*	\$408,761	\$389,992	- 4.6%	\$394,245	\$399,243	+ 1.3%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.3%	99.5%	+ 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

