RE COLORADO®

Highlands Ranch, Colorado
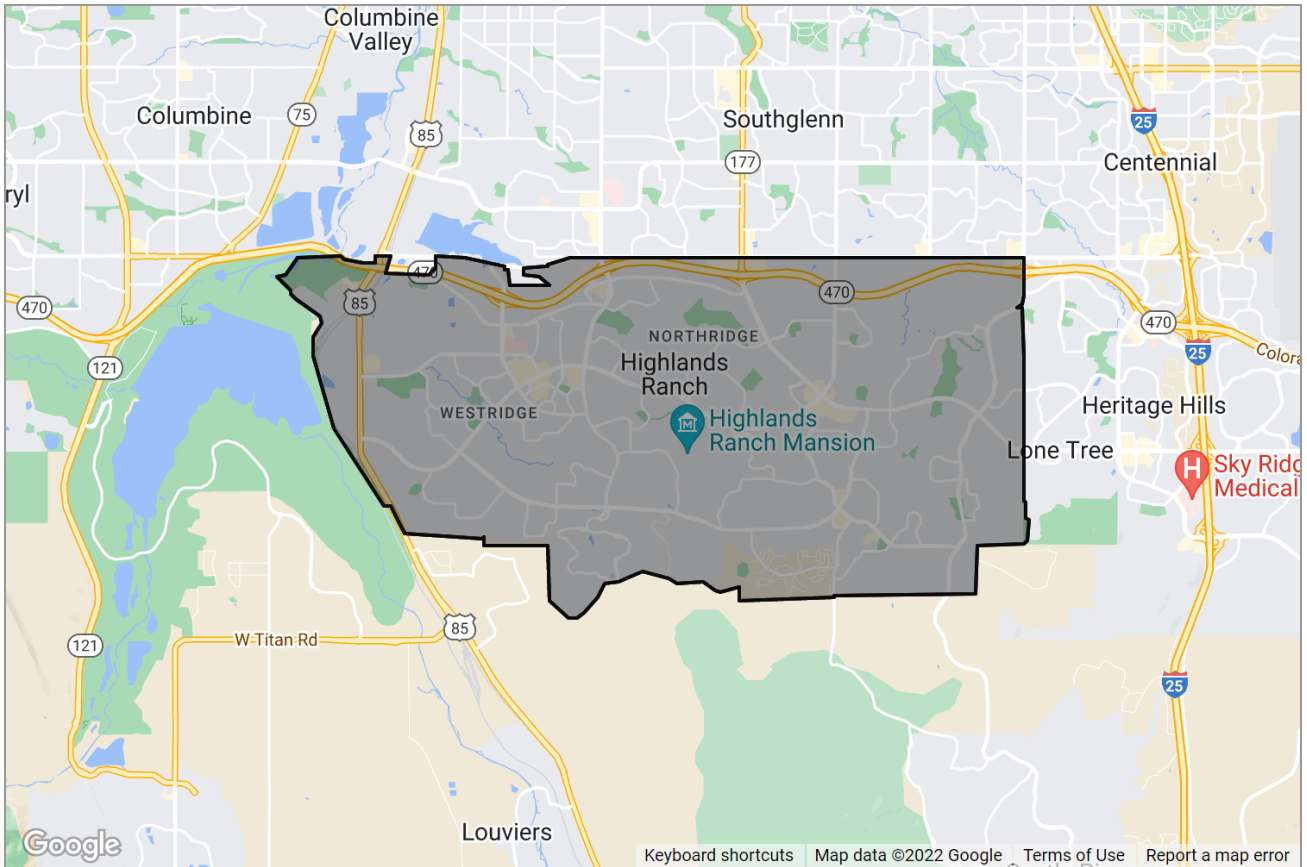
Presented by

Saber Amine | Realtor

HOMES AND PEOPLE

Mobile: (303) 249-2060

Broker: www.homesandpeople.com

HOMES AND PEOPLE

Neighborhood: Housing Stats and Charts

	Highlands Ranch	Douglas County	Colorado	USA
Median Estimated Home Value	$752K	$748K	$578K	$346K
Estimated Home Value 12-Month Change	+16.6%	+17.4%	+17.1%	+23.4%
Median List Price	$699K	$750K	$590K	–
List Price 1-Month Change	+1.5%	+1.5%	0%	–
List Price 12-Month Change	+7.6%	-0.5%	+9.3%	–
Median Home Age	24	21	40	42
Own	80%	79%	65%	64%
Rent	20%	21%	35%	36%
$ Value of All Buildings for which Permits Were Issued	–	$972M	$10.3B	$307B
% Change in Permits for All Buildings	–	+7%	+8%	+13%
% Change in $ Value for All Buildings	–	+12%	+7%	+10%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- ■ Median Sales Price Public Records
- ■ Median Sales Price Listings
- ■ Sales Volume Public Records
- ■ Sales Volume Listings

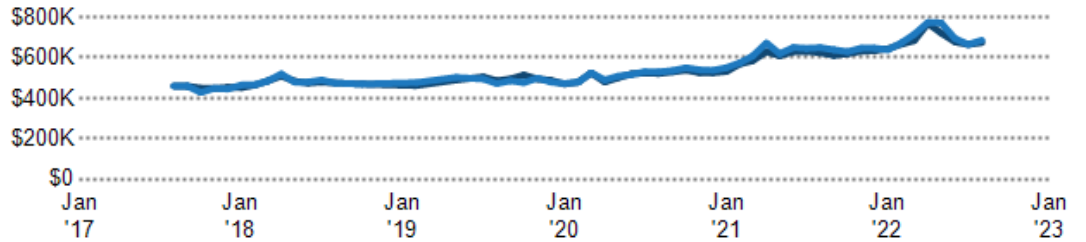## Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
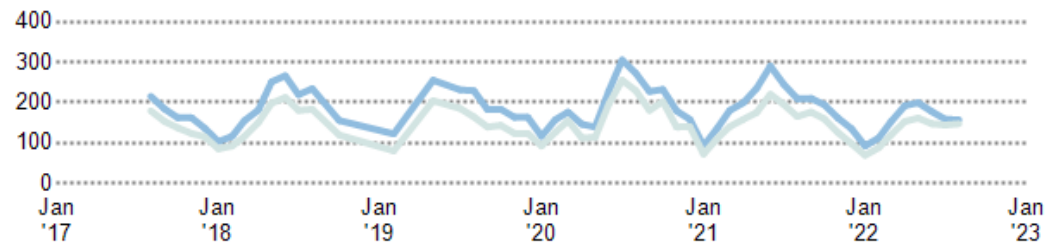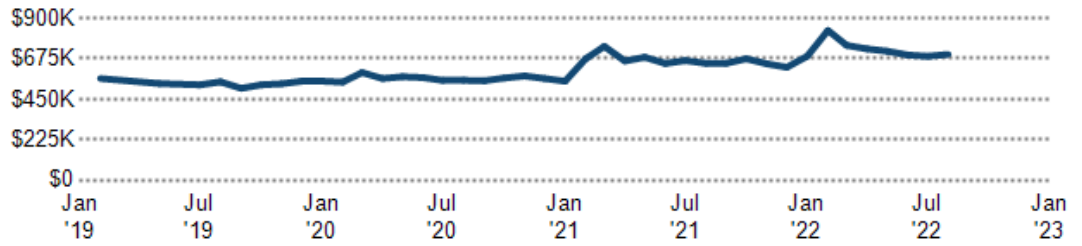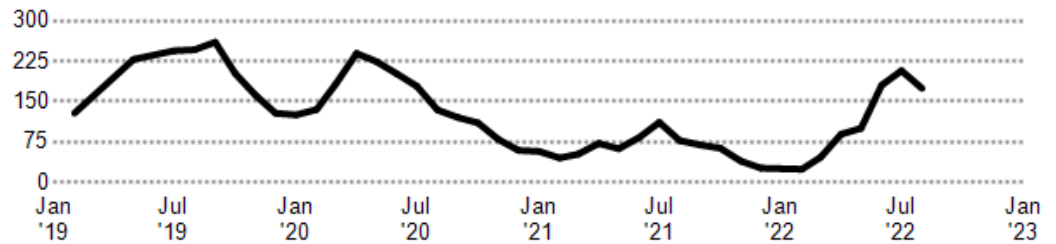
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price

Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range

Price Range	Count
> $1000K	50
$900K - $1000K	26
$800K - $900K	41
$700K - $800K	73
$600K - $700K	141
$500K - $600K	66
$400K - $500K	24
< $400K	20

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft

Price per Sq Ft	Count
$400 - $600	65
$200 - $400	362

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area

Size	Count
> 1600 sq. ft.	349
1400 - 1600 sq. ft.	38
1200 - 1400 sq. ft.	23
1000 - 1200 sq. ft.	24
800 - 1000 sq. ft.	3
600 - 800 sq. ft.	4

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Age of House

Age	Count
40 - 50	4
30 - 40	101
20 - 30	239
10 - 20	53
< 10	44

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

Bedrooms	Count
5	17
4	133
3	208
2	77
1	6

Neighborhood: People Stats and Charts

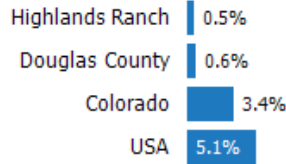|	Highlands Ranch	Douglas County	Colorado	USA
Population	106K	336K	5.61M	325M
Population Density per Sq Mi	4.35K	400	54.1	–
Population Change since 2010	+12.5%	+30.4%	+17.5%	+8.2%
Median Age	40	39	37	38
Male / Female Ratio	49%	50%	50%	49%

Education Levels of Population

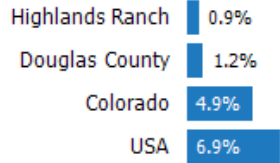This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020
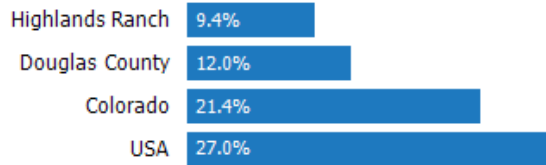
Update Frequency: Annually

Less Than 9th Grade

Highlands Ranch	0.5%
Douglas County	0.6%
Colorado	3.4%
USA	5.1%

9-12th Grade/No Diploma

Highlands Ranch	0.9%
Douglas County	1.2%
Colorado	4.9%
USA	6.9%

High School Graduate

Highlands Ranch	9.4%
Douglas County	12.0%
Colorado	21.4%
USA	27.0%

Associate Degree

Highlands Ranch	24.8%
Douglas County	28.1%
Colorado	29.5%
USA	28.9%

Bachelor's Degree

Highlands Ranch	40.7%
Douglas County	37.2%
Colorado	25.6%
USA	19.8%
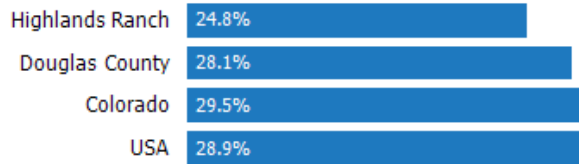
At Least a College Education

Highlands Ranch	64.4%
Douglas County	58.0%
Colorado	40.9%
USA	32.2%

Grad/Professional Degree

Highlands Ranch	23.7%
Douglas County	20.8%
Colorado	15.3%
USA	12.4%
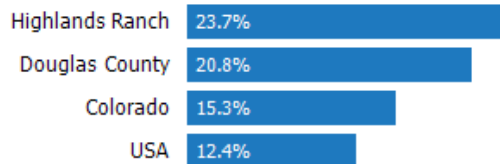
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Highlands Ranch

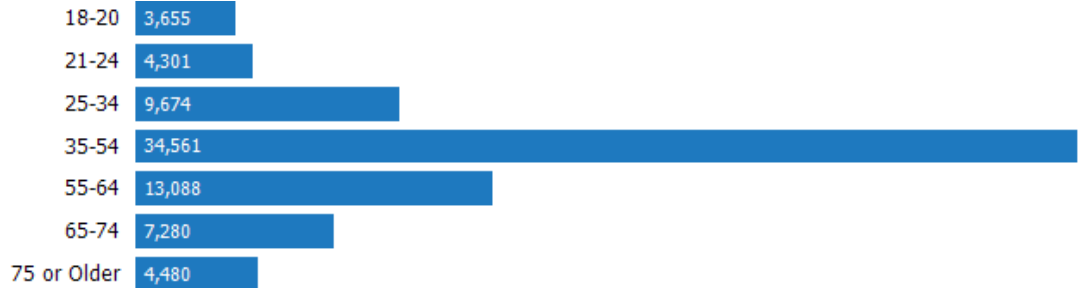| Age Group	Value
Toddlers	5,428
Elementary School	7,462
Middle School	9,652
High School	6,050

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Highlands Ranch

Age Group	Value
18-20	3,655
21-24	4,301
25-34	9,674
35-54	34,561
55-64	13,088
65-74	7,280
75 or Older	4,480

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Highlands Ranch

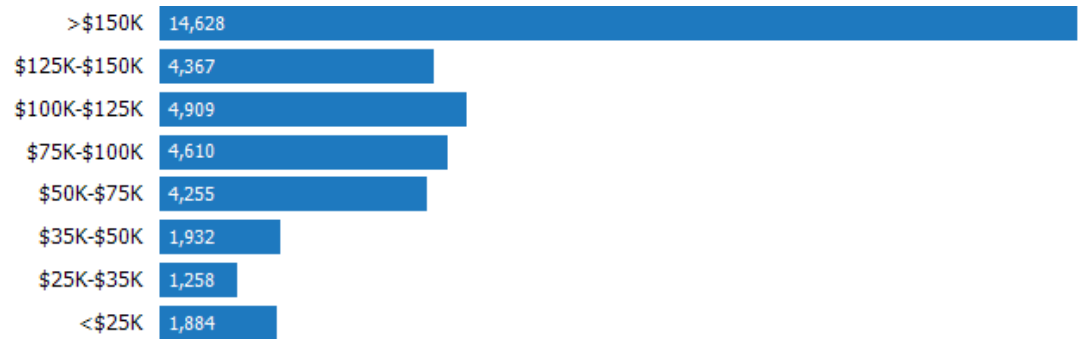| Category	Value
Married with Children	13,231
Married without Children	12,312
Single with Children	2,323

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Highlands Ranch

Bracket	Value
>$150K	14,628
$125K-$150K	4,367
$100K-$125K	4,909
$75K-$100K	4,610
$50K-$75K	4,255
$35K-$50K	1,932
$25K-$35K	1,258
<$25K	1,884

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Category	Value
Votes Democrat	36.4%
Votes Republican	62.1%

Neighborhood: Economic Stats and Charts

|	Highlands Ranch	Douglas County	Colorado	USA
Income Per Capita	$54,445	$53,313	$38,226	$34,103
Median Household Income	$125,454	$119,730	$72,331	$62,843
Unemployment Rate	–	3.1%	4%	3.8%
Unemployment Number	–	6.28K	128K	–
Employment Number	–	–	3.1M	–
Labor Force Number	–	202K	3.23M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly
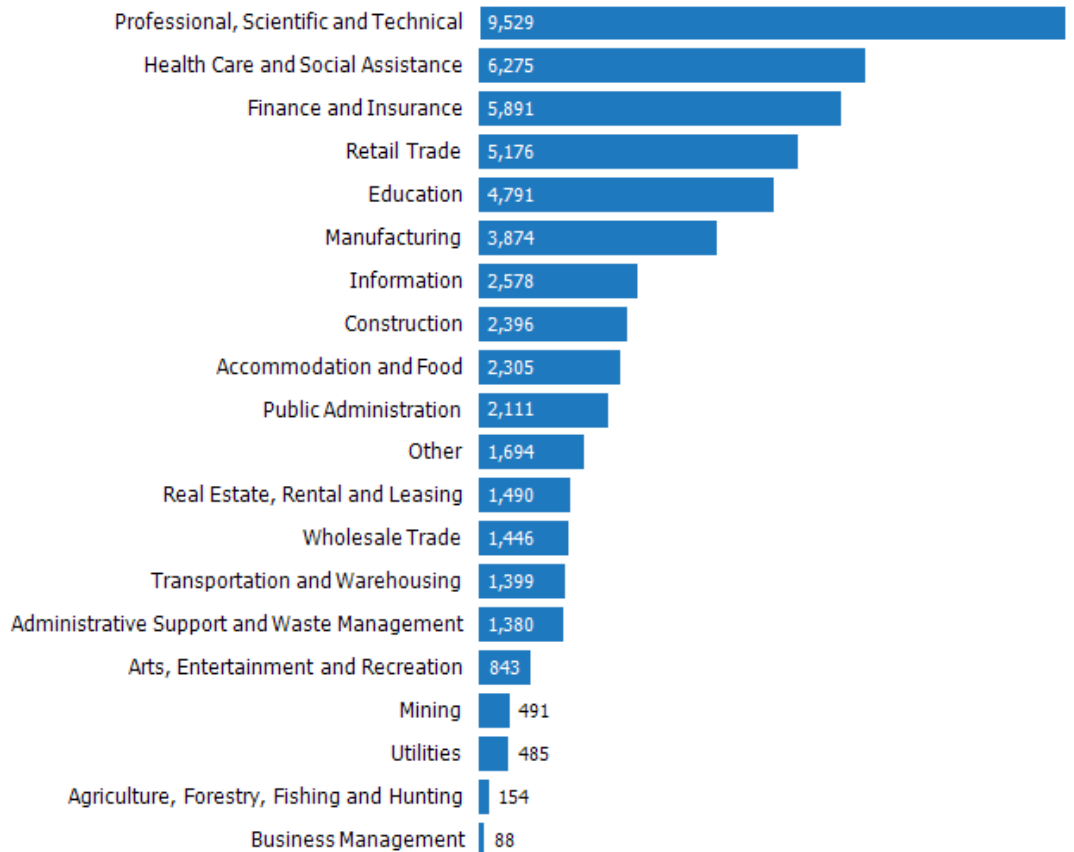
- Douglas County
- Colorado
- USA
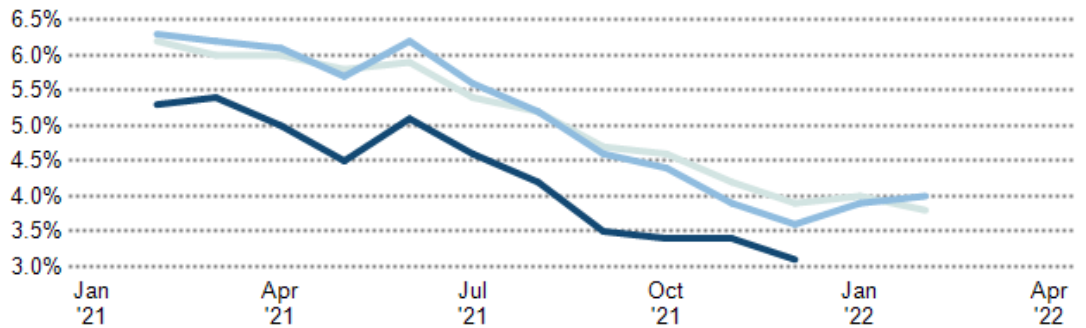
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Highlands Ranch

Occupational Category	Count
Professional, Scientific and Technical	9,529
Health Care and Social Assistance	6,275
Finance and Insurance	5,891
Retail Trade	5,176
Education	4,791
Manufacturing	3,874
Information	2,578
Construction	2,396
Accommodation and Food	2,305
Public Administration	2,111
Other	1,694
Real Estate, Rental and Leasing	1,490
Wholesale Trade	1,446
Transportation and Warehousing	1,399
Administrative Support and Waste Management	1,380
Arts, Entertainment and Recreation	843
Mining	491
Utilities	485
Agriculture, Forestry, Fishing and Hunting	154
Business Management	88

Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Highlands Ranch	Douglas County	Colorado	USA
Elevation (in feet)	–	7,303	–	–
Annual Rainfall (in inches)	16	17.31	18.45	–
Annual Snowfall (in inches)	60.05	68.54	51.79	–
Days of Full Sun (per year)	113	125	126	–
Travel Time to Work (in minutes)	26	28	26	27
Water Quality - Health Violations	–	0.08	–	–
Water Quality - Monitoring and Report Violations	–	1.14	–	–
Superfund Sites	0	0	45	2,417
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ Highlands Ranch

<15 Minutes	22.9%
15-30 Minutes	40.0%
30-45 Minutes	21.2%
45-60 Minutes	9.3%
>1 Hour	6.7%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drive/Carpool/Motorcycle	46,764
Work at Home	6,905
Public Transit	1,554
Walk	487
Bicycle	164

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

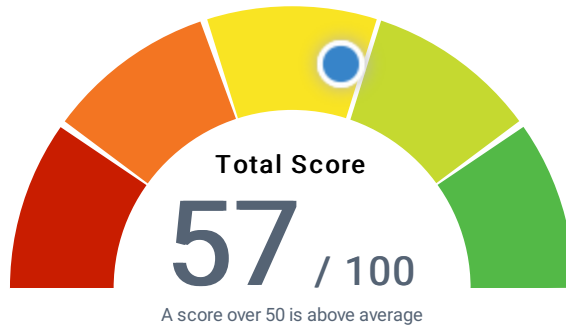|	
Avg. January Min. Temp	13
Avg. January Max. Temp	45
Avg. July Min. Temp	55
Avg. July Max. Temp	85

AARP Livability™ Index for 80126

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19   ● 20-39   ● 40-59   ● 60-79   ● 80-100

Total Score

57 / 100

A score over 50 is above average

Housing Affordability & Access	29
Neighborhood Access to Life, Work & Play	62
Transportation Safe & Convenient Options	53
Environment Clean Air & Water	32
Health Prevention, Access & Quality	73
Engagement Civic & Social Involvement	73
Opportunity Inclusion & Possibilities	78

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9/30/2022
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