

Local Market Update for September 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

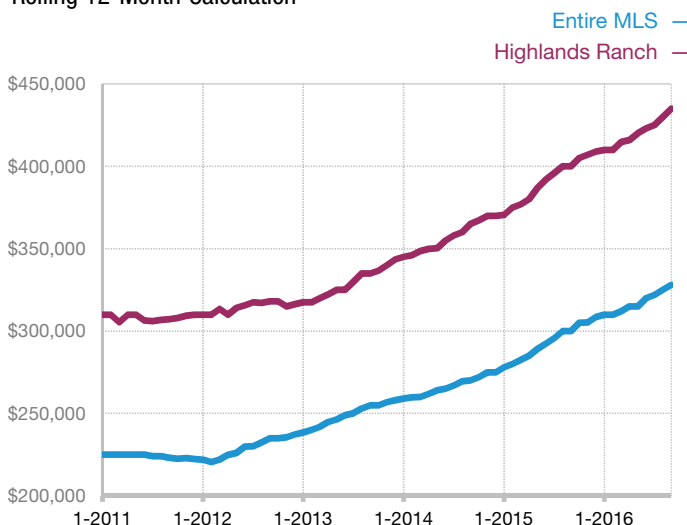
Single Family	September			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 09-2016	Percent Change from Previous Year
Inventory of Active Listings	234	215	- 8.1%	--	--	--
Under Contract	149	154	+ 3.4%	1,447	1,341	- 7.3%
New Listings	148	163	+ 10.1%	1,689	1,610	- 4.7%
Sold Listings	173	159	- 8.1%	1,348	1,254	- 7.0%
Days on Market Until Sale	21	26	+ 23.8%	17	21	+ 23.5%
Median Sales Price*	\$397,750	\$440,000	+ 10.6%	\$405,000	\$437,500	+ 8.0%
Average Sales Price*	\$448,754	\$479,418	+ 6.8%	\$452,023	\$488,033	+ 8.0%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	100.1%	100.0%	- 0.1%

* 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	September			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 09-2015	Thru 09-2016	Percent Change from Previous Year
Inventory of Active Listings	34	17	- 50.0%	--	--	--
Under Contract	33	36	+ 9.1%	297	295	- 0.7%
New Listings	33	28	- 15.2%	329	309	- 6.1%
Sold Listings	38	35	- 7.9%	274	272	- 0.7%
Days on Market Until Sale	15	13	- 13.3%	16	18	+ 12.5%
Median Sales Price*	\$287,500	\$325,000	+ 13.0%	\$296,000	\$325,000	+ 9.8%
Average Sales Price*	\$289,106	\$327,315	+ 13.2%	\$309,302	\$341,012	+ 10.3%
Percent of List Price Received*	100.1%	100.1%	0.0%	100.5%	100.2%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

