

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

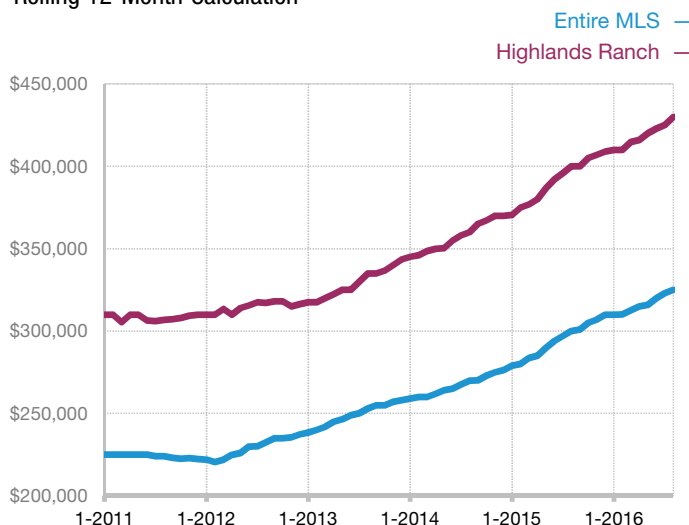
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	260	235	- 9.6%	--	--	--
Under Contract	172	190	+ 10.5%	1,298	1,194	- 8.0%
New Listings	194	191	- 1.5%	1,541	1,447	- 6.1%
Sold Listings	186	154	- 17.2%	1,175	1,093	- 7.0%
Days on Market Until Sale	16	24	+ 50.0%	17	20	+ 17.6%
Median Sales Price*	\$417,875	\$456,250	+ 9.2%	\$408,150	\$437,500	+ 7.2%
Average Sales Price*	\$462,268	\$506,033	+ 9.5%	\$452,501	\$489,449	+ 8.2%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	100.2%	100.2%	0.0%

* 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	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	38	25	- 34.2%	--	--	--
Under Contract	42	35	- 16.7%	264	260	- 1.5%
New Listings	53	39	- 26.4%	296	281	- 5.1%
Sold Listings	43	42	- 2.3%	236	234	- 0.8%
Days on Market Until Sale	12	25	+ 108.3%	16	18	+ 12.5%
Median Sales Price*	\$310,000	\$341,500	+ 10.2%	\$298,000	\$325,000	+ 9.1%
Average Sales Price*	\$298,060	\$344,601	+ 15.6%	\$312,554	\$343,843	+ 10.0%
Percent of List Price Received*	100.2%	100.3%	+ 0.1%	100.6%	100.2%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

