

# Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

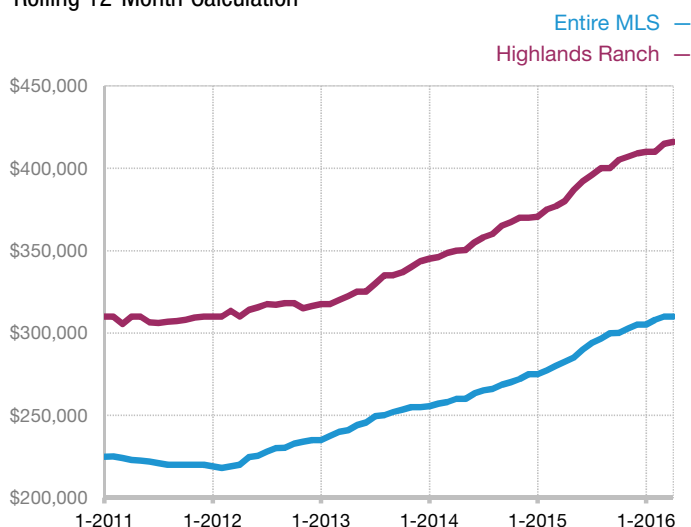
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	156	136	- 12.8%	--	--	--
Under Contract	173	187	+ 8.1%	539	508	- 5.8%
New Listings	225	222	- 1.3%	616	604	- 1.9%
Sold Listings	136	126	- 7.4%	415	408	- 1.7%
Days on Market Until Sale	14	18	+ 28.6%	23	24	+ 4.3%
Median Sales Price*	\$400,000	\$438,000	+ 9.5%	\$396,500	\$432,520	+ 9.1%
Average Sales Price*	\$428,287	\$489,901	+ 14.4%	\$437,450	\$483,234	+ 10.5%
Percent of List Price Received*	100.7%	100.5%	- 0.2%	100.0%	100.0%	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	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	16	17	+ 6.3%	--	--	--
Under Contract	31	30	- 3.2%	107	108	+ 0.9%
New Listings	28	31	+ 10.7%	104	115	+ 10.6%
Sold Listings	27	31	+ 14.8%	85	90	+ 5.9%
Days on Market Until Sale	13	17	+ 30.8%	19	21	+ 10.5%
Median Sales Price*	\$315,000	\$320,000	+ 1.6%	\$289,900	\$319,000	+ 10.0%
Average Sales Price*	\$333,703	\$347,310	+ 4.1%	\$312,777	\$347,180	+ 11.0%
Percent of List Price Received*	101.5%	99.4%	- 2.1%	100.4%	99.5%	- 0.9%

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



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

