

Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

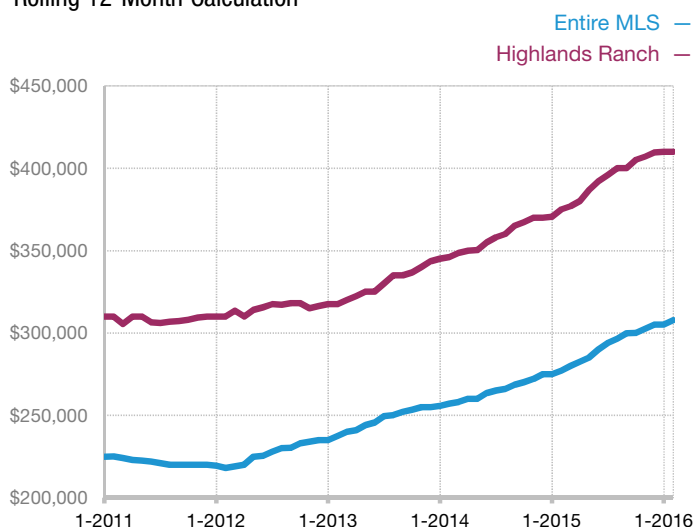
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	95	63	- 33.7%	--	--	--
Under Contract	118	127	+ 7.6%	223	209	- 6.3%
New Listings	119	109	- 8.4%	223	208	- 6.7%
Sold Listings	89	77	- 13.5%	154	168	+ 9.1%
Days on Market Until Sale	37	24	- 35.1%	33	28	- 15.2%
Median Sales Price*	\$395,000	\$425,000	+ 7.6%	\$384,000	\$422,500	+ 10.0%
Average Sales Price*	\$436,358	\$471,295	+ 8.0%	\$425,126	\$468,031	+ 10.1%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	99.1%	99.6%	+ 0.5%

* 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	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	22	12	- 45.5%	--	--	--
Under Contract	22	17	- 22.7%	46	48	+ 4.3%
New Listings	27	17	- 37.0%	47	49	+ 4.3%
Sold Listings	21	27	+ 28.6%	36	42	+ 16.7%
Days on Market Until Sale	21	22	+ 4.8%	31	25	- 19.4%
Median Sales Price*	\$290,000	\$330,000	+ 13.8%	\$288,700	\$321,664	+ 11.4%
Average Sales Price*	\$328,976	\$371,620	+ 13.0%	\$317,767	\$356,115	+ 12.1%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	99.3%	99.4%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

