

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

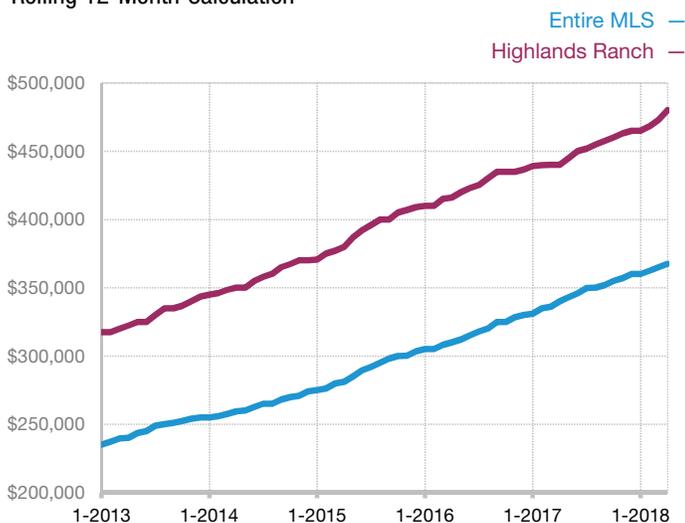
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	168	97	- 42.3%	--	--	--
Under Contract	163	180	+ 10.4%	540	497	- 8.0%
New Listings	208	219	+ 5.3%	643	557	- 13.4%
Sold Listings	162	128	- 21.0%	458	387	- 15.5%
Days on Market Until Sale	15	12	- 20.0%	27	22	- 18.5%
Median Sales Price*	\$450,000	\$550,000	+ 22.2%	\$450,000	\$511,950	+ 13.8%
Average Sales Price*	\$506,795	\$605,136	+ 19.4%	\$506,056	\$582,253	+ 15.1%
Percent of List Price Received*	100.6%	100.9%	+ 0.3%	100.1%	100.6%	+ 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	27	27	0.0%	--	--	--
Under Contract	37	36	- 2.7%	114	113	- 0.9%
New Listings	40	45	+ 12.5%	134	134	0.0%
Sold Listings	30	28	- 6.7%	89	84	- 5.6%
Days on Market Until Sale	9	18	+ 100.0%	13	16	+ 23.1%
Median Sales Price*	\$351,589	\$370,000	+ 5.2%	\$342,000	\$372,500	+ 8.9%
Average Sales Price*	\$385,365	\$396,107	+ 2.8%	\$372,146	\$382,825	+ 2.9%
Percent of List Price Received*	101.2%	100.4%	- 0.8%	100.3%	100.1%	- 0.2%

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



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

