

Local Market Update for July 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

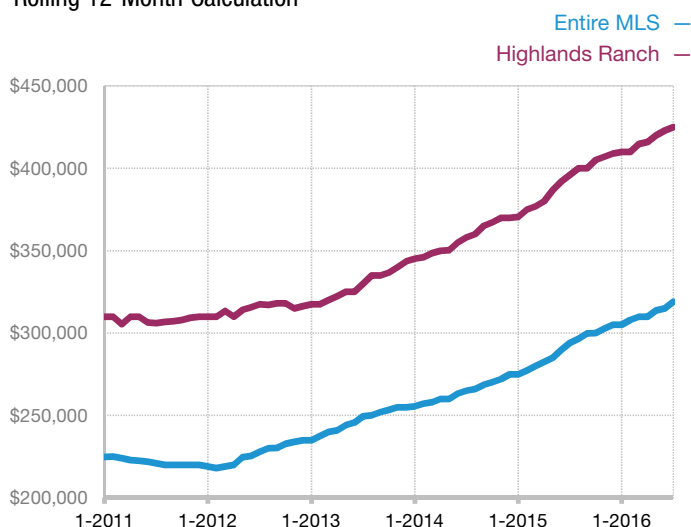
Single Family	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	263	243	- 7.6%	--	--	--
Under Contract	191	155	- 18.8%	1,126	1,016	- 9.8%
New Listings	253	235	- 7.1%	1,347	1,258	- 6.6%
Sold Listings	195	163	- 16.4%	989	931	- 5.9%
Days on Market Until Sale	13	16	+ 23.1%	17	20	+ 17.6%
Median Sales Price*	\$415,000	\$437,500	+ 5.4%	\$407,000	\$435,000	+ 6.9%
Average Sales Price*	\$471,465	\$487,270	+ 3.4%	\$450,664	\$487,016	+ 8.1%
Percent of List Price Received*	100.3%	100.3%	0.0%	100.3%	100.2%	- 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	July			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 07-2015	Thru 07-2016	Percent Change from Previous Year
Inventory of Active Listings	28	23	- 17.9%	--	--	--
Under Contract	46	43	- 6.5%	222	226	+ 1.8%
New Listings	42	41	- 2.4%	243	242	- 0.4%
Sold Listings	43	38	- 11.6%	193	191	- 1.0%
Days on Market Until Sale	13	16	+ 23.1%	17	17	0.0%
Median Sales Price*	\$289,000	\$318,250	+ 10.1%	\$295,000	\$323,328	+ 9.6%
Average Sales Price*	\$290,569	\$330,881	+ 13.9%	\$315,783	\$343,815	+ 8.9%
Percent of List Price Received*	100.5%	100.8%	+ 0.3%	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

