

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

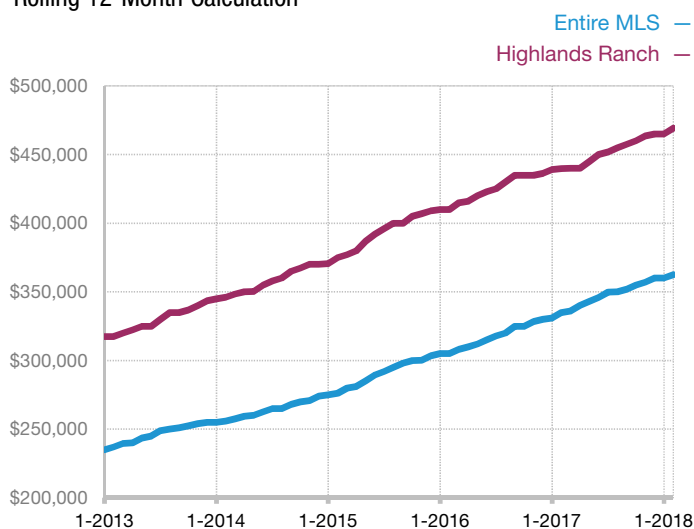
Single Family	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	103	50	- 51.5%	--	--	--
Under Contract	121	98	- 19.0%	214	182	- 15.0%
New Listings	140	99	- 29.3%	235	185	- 21.3%
Sold Listings	75	79	+ 5.3%	161	155	- 3.7%
Days on Market Until Sale	45	27	- 40.0%	40	28	- 30.0%
Median Sales Price*	\$435,000	\$480,500	+ 10.5%	\$435,000	\$480,000	+ 10.3%
Average Sales Price*	\$498,003	\$600,512	+ 20.6%	\$497,134	\$561,281	+ 12.9%
Percent of List Price Received*	99.4%	100.6%	+ 1.2%	99.3%	100.1%	+ 0.8%

* 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	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	14	15	+ 7.1%	--	--	--
Under Contract	23	22	- 4.3%	40	48	+ 20.0%
New Listings	21	18	- 14.3%	44	50	+ 13.6%
Sold Listings	16	16	0.0%	29	32	+ 10.3%
Days on Market Until Sale	30	16	- 46.7%	22	16	- 27.3%
Median Sales Price*	\$334,250	\$341,500	+ 2.2%	\$352,000	\$341,500	- 3.0%
Average Sales Price*	\$336,832	\$350,156	+ 4.0%	\$360,766	\$356,925	- 1.1%
Percent of List Price Received*	99.2%	100.4%	+ 1.2%	99.8%	99.7%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

