

Local Market Update for July 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

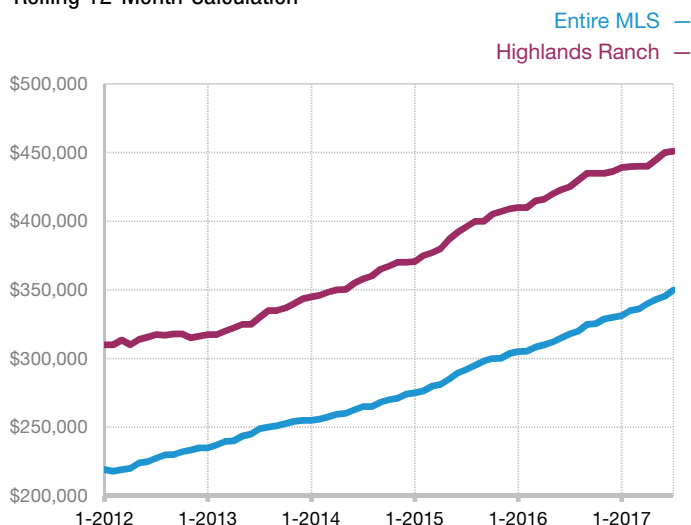
Single Family	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	277	173	- 37.5%	--	--	--
Under Contract	145	161	+ 11.0%	1,003	1,061	+ 5.8%
New Listings	233	173	- 25.8%	1,257	1,245	- 1.0%
Sold Listings	170	156	- 8.2%	941	981	+ 4.3%
Days on Market Until Sale	16	17	+ 6.3%	20	20	0.0%
Median Sales Price*	\$437,500	\$473,750	+ 8.3%	\$435,000	\$465,000	+ 6.9%
Average Sales Price*	\$486,671	\$526,947	+ 8.3%	\$486,717	\$523,620	+ 7.6%
Percent of List Price Received*	100.2%	100.3%	+ 0.1%	100.2%	100.3%	+ 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	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	26	23	- 11.5%	--	--	--
Under Contract	42	35	- 16.7%	224	204	- 8.9%
New Listings	41	34	- 17.1%	242	234	- 3.3%
Sold Listings	40	20	- 50.0%	193	186	- 3.6%
Days on Market Until Sale	15	9	- 40.0%	17	12	- 29.4%
Median Sales Price*	\$316,250	\$373,550	+ 18.1%	\$321,500	\$349,950	+ 8.8%
Average Sales Price*	\$327,774	\$381,638	+ 16.4%	\$343,037	\$368,640	+ 7.5%
Percent of List Price Received*	101.2%	99.8%	- 1.4%	100.3%	100.3%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

