

# Local Market Update for November 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

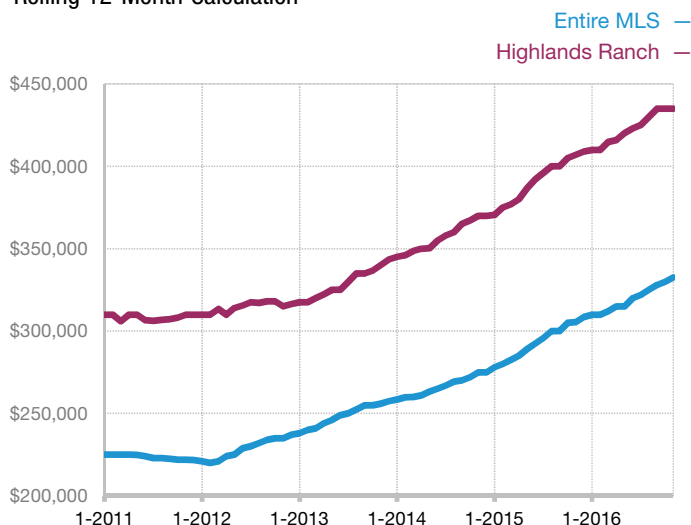
Single Family	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	166	114	- 31.3%	--	--	--
Under Contract	111	113	+ 1.8%	1,686	1,586	- 5.9%
New Listings	75	85	+ 13.3%	1,912	1,800	- 5.9%
Sold Listings	110	128	+ 16.4%	1,601	1,535	- 4.1%
Days on Market Until Sale	27	28	+ 3.7%	18	22	+ 22.2%
Median Sales Price*	\$410,000	\$426,000	+ 3.9%	\$408,000	\$437,000	+ 7.1%
Average Sales Price*	\$450,258	\$476,299	+ 5.8%	\$453,370	\$487,122	+ 7.4%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	100.0%	99.9%	- 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	22	20	- 9.1%	--	--	--
Under Contract	22	13	- 40.9%	344	333	- 3.2%
New Listings	14	18	+ 28.6%	372	357	- 4.0%
Sold Listings	24	20	- 16.7%	331	329	- 0.6%
Days on Market Until Sale	16	14	- 12.5%	16	18	+ 12.5%
Median Sales Price*	\$310,000	\$322,500	+ 4.0%	\$299,500	\$325,000	+ 8.5%
Average Sales Price*	\$325,388	\$329,475	+ 1.3%	\$311,474	\$339,654	+ 9.0%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	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

