

# Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

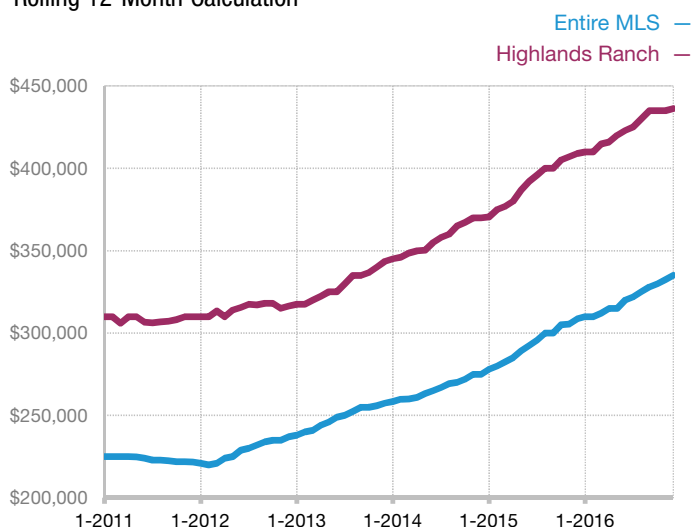
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	120	70	- 41.7%	--	--	--
Under Contract	78	78	0.0%	1,764	1,653	- 6.3%
New Listings	59	45	- 23.7%	1,971	1,844	- 6.4%
Sold Listings	117	117	0.0%	1,718	1,655	- 3.7%
Days on Market Until Sale	24	38	+ 58.3%	19	23	+ 21.1%
Median Sales Price*	\$415,000	\$435,000	+ 4.8%	\$409,000	\$436,250	+ 6.7%
Average Sales Price*	\$482,244	\$476,425	- 1.2%	\$455,337	\$486,139	+ 6.8%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.9%	99.8%	- 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	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	17	7	- 58.8%	--	--	--
Under Contract	14	23	+ 64.3%	358	356	- 0.6%
New Listings	12	14	+ 16.7%	384	371	- 3.4%
Sold Listings	26	26	0.0%	357	356	- 0.3%
Days on Market Until Sale	21	17	- 19.0%	17	18	+ 5.9%
Median Sales Price*	\$314,500	\$325,000	+ 3.3%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$303,838	\$352,992	+ 16.2%	\$310,918	\$340,578	+ 9.5%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	100.3%	100.1%	- 0.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

