

Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

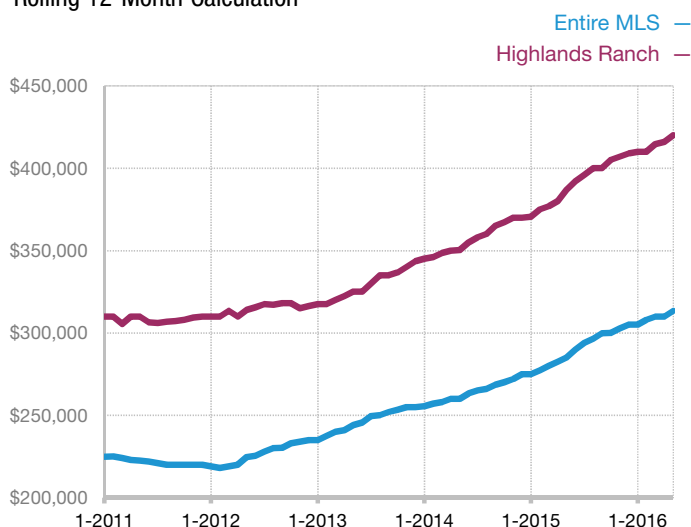
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	181	128	- 29.3%	--	--	--
Under Contract	211	204	- 3.3%	750	705	- 6.0%
New Listings	245	200	- 18.4%	861	801	- 7.0%
Sold Listings	153	153	0.0%	568	565	- 0.5%
Days on Market Until Sale	11	17	+ 54.5%	20	22	+ 10.0%
Median Sales Price*	\$400,000	\$430,750	+ 7.7%	\$399,500	\$431,534	+ 8.0%
Average Sales Price*	\$435,532	\$505,743	+ 16.1%	\$436,934	\$488,926	+ 11.9%
Percent of List Price Received*	100.6%	100.8%	+ 0.2%	100.1%	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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	23	29	+ 26.1%	--	--	--
Under Contract	29	37	+ 27.6%	136	143	+ 5.1%
New Listings	40	49	+ 22.5%	144	164	+ 13.9%
Sold Listings	32	34	+ 6.3%	117	124	+ 6.0%
Days on Market Until Sale	18	14	- 22.2%	19	19	0.0%
Median Sales Price*	\$302,500	\$340,000	+ 12.4%	\$290,000	\$321,664	+ 10.9%
Average Sales Price*	\$321,568	\$363,324	+ 13.0%	\$315,181	\$351,607	+ 11.6%
Percent of List Price Received*	101.3%	100.7%	- 0.6%	100.7%	99.8%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

