

# Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

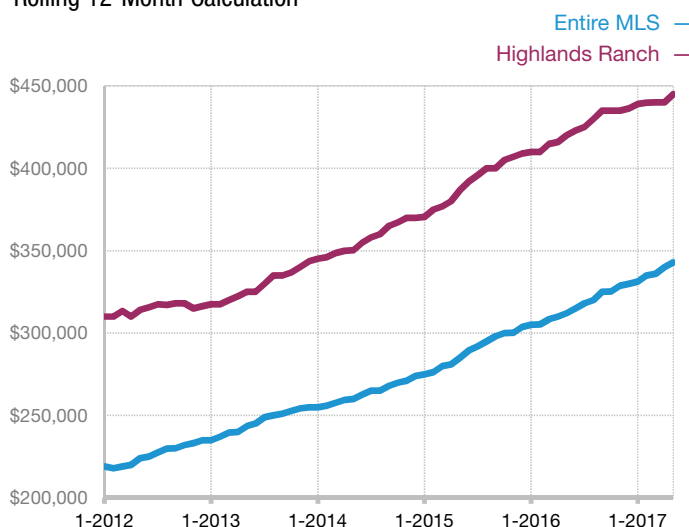
Single Family	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	162	134	- 17.3%	--	--	--
Under Contract	193	193	0.0%	693	734	+ 5.9%
New Listings	199	199	0.0%	801	842	+ 5.1%
Sold Listings	158	166	+ 5.1%	573	624	+ 8.9%
Days on Market Until Sale	17	11	- 35.3%	22	22	0.0%
Median Sales Price*	\$430,000	\$477,500	+ 11.0%	\$430,800	\$457,500	+ 6.2%
Average Sales Price*	\$502,184	\$527,263	+ 5.0%	\$488,438	\$511,698	+ 4.8%
Percent of List Price Received*	100.8%	100.8%	0.0%	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	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	33	23	- 30.3%	--	--	--
Under Contract	36	35	- 2.8%	142	147	+ 3.5%
New Listings	49	38	- 22.4%	164	169	+ 3.0%
Sold Listings	34	37	+ 8.8%	124	125	+ 0.8%
Days on Market Until Sale	14	10	- 28.6%	19	12	- 36.8%
Median Sales Price*	\$340,000	\$340,000	0.0%	\$321,664	\$342,000	+ 6.3%
Average Sales Price*	\$363,324	\$357,182	- 1.7%	\$351,611	\$368,350	+ 4.8%
Percent of List Price Received*	100.7%	100.3%	- 0.4%	99.8%	100.3%	+ 0.5%

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



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

