

Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

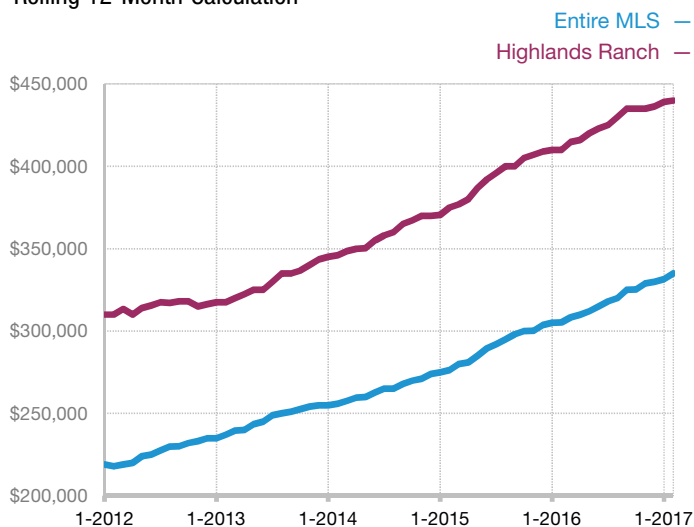
Single Family	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	94	75	- 20.2%	--	--	--
Under Contract	117	130	+ 11.1%	198	223	+ 12.6%
New Listings	109	140	+ 28.4%	208	235	+ 13.0%
Sold Listings	79	74	- 6.3%	171	160	- 6.4%
Days on Market Until Sale	25	45	+ 80.0%	28	40	+ 42.9%
Median Sales Price*	\$417,500	\$430,000	+ 3.0%	\$420,000	\$435,000	+ 3.6%
Average Sales Price*	\$467,806	\$498,517	+ 6.6%	\$466,381	\$497,366	+ 6.6%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.5%	99.3%	- 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	17	10	- 41.2%	--	--	--
Under Contract	15	24	+ 60.0%	46	41	- 10.9%
New Listings	17	22	+ 29.4%	49	45	- 8.2%
Sold Listings	28	15	- 46.4%	43	28	- 34.9%
Days on Market Until Sale	22	31	+ 40.9%	25	23	- 8.0%
Median Sales Price*	\$327,500	\$338,500	+ 3.4%	\$320,000	\$353,450	+ 10.5%
Average Sales Price*	\$367,276	\$340,954	- 7.2%	\$353,647	\$363,829	+ 2.9%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	99.5%	99.8%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

