

# Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

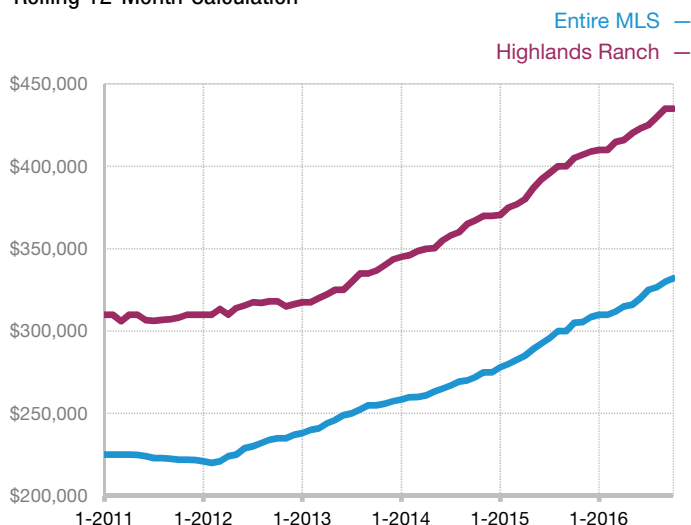
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	224	158	- 29.5%	--	--	--
Under Contract	128	147	+ 14.8%	1,575	1,478	- 6.2%
New Listings	148	106	- 28.4%	1,837	1,716	- 6.6%
Sold Listings	143	141	- 1.4%	1,491	1,401	- 6.0%
Days on Market Until Sale	24	29	+ 20.8%	18	22	+ 22.2%
Median Sales Price*	\$415,000	\$439,000	+ 5.8%	\$408,000	\$437,500	+ 7.2%
Average Sales Price*	\$468,455	\$485,894	+ 3.7%	\$453,600	\$487,703	+ 7.5%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	100.1%	100.0%	- 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	35	15	- 57.1%	--	--	--
Under Contract	25	29	+ 16.0%	322	322	0.0%
New Listings	29	31	+ 6.9%	358	339	- 5.3%
Sold Listings	33	35	+ 6.1%	307	308	+ 0.3%
Days on Market Until Sale	20	20	0.0%	16	18	+ 12.5%
Median Sales Price*	\$305,000	\$330,000	+ 8.2%	\$297,900	\$325,000	+ 9.1%
Average Sales Price*	\$319,389	\$337,891	+ 5.8%	\$310,387	\$340,577	+ 9.7%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	100.4%	100.2%	- 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

