

# Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

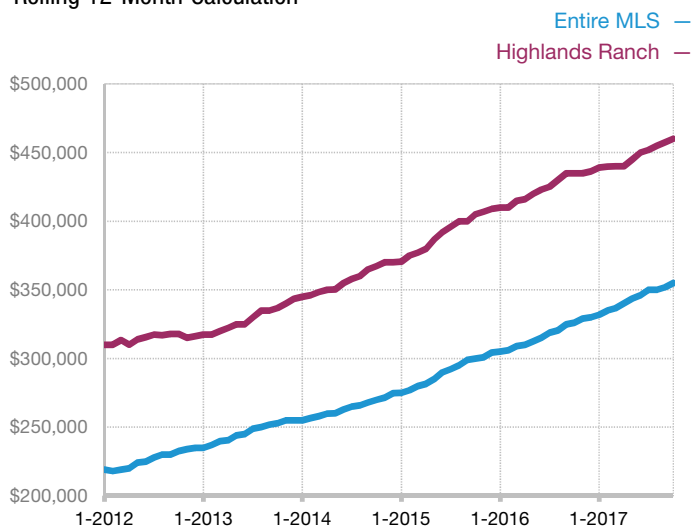
Single Family	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	204	150	- 26.5%	--	--	--
Under Contract	144	117	- 18.8%	1,472	1,433	- 2.6%
New Listings	106	119	+ 12.3%	1,714	1,659	- 3.2%
Sold Listings	149	116	- 22.1%	1,409	1,397	- 0.9%
Days on Market Until Sale	29	25	- 13.8%	22	21	- 4.5%
Median Sales Price*	\$440,000	\$458,950	+ 4.3%	\$439,000	\$465,000	+ 5.9%
Average Sales Price*	\$488,771	\$513,703	+ 5.1%	\$487,962	\$524,754	+ 7.5%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	99.9%	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.

Townhouse-Condo	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	20	27	+ 35.0%	--	--	--
Under Contract	28	28	0.0%	321	286	- 10.9%
New Listings	32	29	- 9.4%	340	333	- 2.1%
Sold Listings	36	27	- 25.0%	309	275	- 11.0%
Days on Market Until Sale	20	11	- 45.0%	18	14	- 22.2%
Median Sales Price*	\$327,500	\$358,000	+ 9.3%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$335,700	\$390,296	+ 16.3%	\$340,313	\$372,433	+ 9.4%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	100.1%	100.0%	- 0.1%

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



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

