

# Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

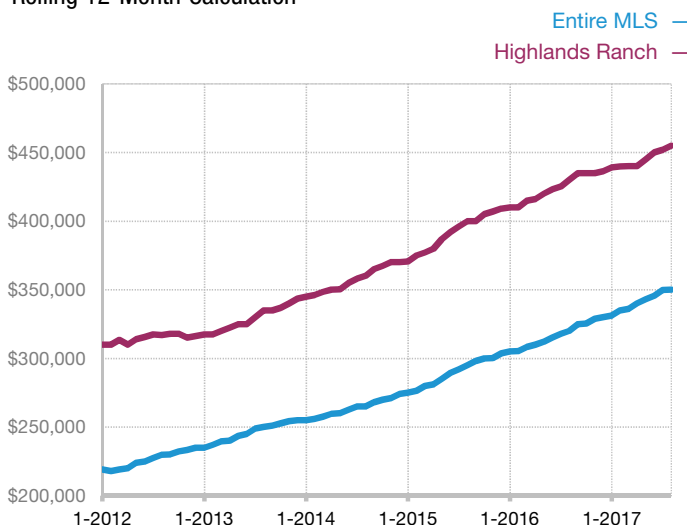
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	266	166	- 37.6%	--	--	--
Under Contract	180	153	- 15.0%	1,183	1,201	+ 1.5%
New Listings	189	159	- 15.9%	1,446	1,404	- 2.9%
Sold Listings	157	151	- 3.8%	1,098	1,139	+ 3.7%
Days on Market Until Sale	23	17	- 26.1%	20	20	0.0%
Median Sales Price*	\$455,000	\$477,950	+ 5.0%	\$437,000	\$467,300	+ 6.9%
Average Sales Price*	\$503,851	\$537,107	+ 6.6%	\$489,169	\$525,531	+ 7.4%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	29	31	+ 6.9%	--	--	--
Under Contract	34	33	- 2.9%	258	236	- 8.5%
New Listings	39	40	+ 2.6%	281	274	- 2.5%
Sold Listings	43	35	- 18.6%	236	222	- 5.9%
Days on Market Until Sale	26	19	- 26.9%	19	13	- 31.6%
Median Sales Price*	\$345,000	\$359,000	+ 4.1%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$344,075	\$382,677	+ 11.2%	\$343,226	\$370,161	+ 7.8%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	100.3%	100.1%	- 0.2%

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



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

