

# Local Market Update for December 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

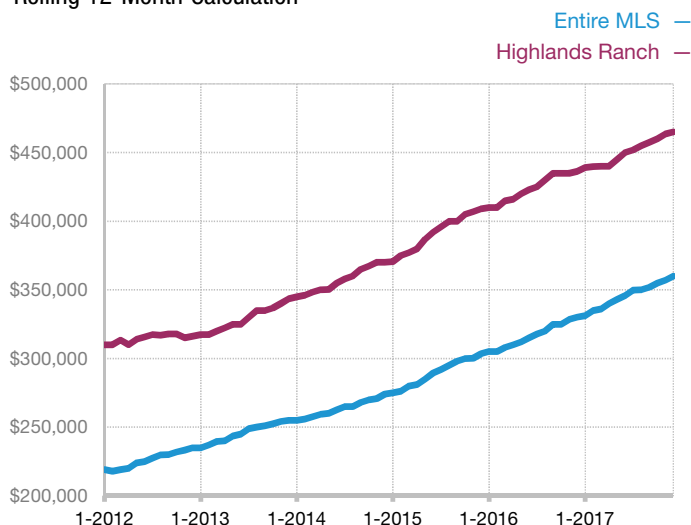
Single Family	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	117	57	- 51.3%	--	--	--
Under Contract	73	63	- 13.7%	1,647	1,597	- 3.0%
New Listings	45	36	- 20.0%	1,844	1,766	- 4.2%
Sold Listings	120	102	- 15.0%	1,661	1,613	- 2.9%
Days on Market Until Sale	38	26	- 31.6%	23	22	- 4.3%
Median Sales Price*	\$435,000	\$451,000	+ 3.7%	\$436,250	\$465,000	+ 6.6%
Average Sales Price*	\$476,142	\$503,508	+ 5.7%	\$485,877	\$523,816	+ 7.8%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	99.8%	100.0%	+ 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	December			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 12-2016	Thru 12-2017	Percent Change from Previous Year
Inventory of Active Listings	15	17	+ 13.3%	--	--	--
Under Contract	23	18	- 21.7%	357	322	- 9.8%
New Listings	14	17	+ 21.4%	372	366	- 1.6%
Sold Listings	27	21	- 22.2%	358	322	- 10.1%
Days on Market Until Sale	16	15	- 6.3%	18	14	- 22.2%
Median Sales Price*	\$325,000	\$379,000	+ 16.6%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$359,456	\$405,077	+ 12.7%	\$340,797	\$373,637	+ 9.6%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	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

