

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

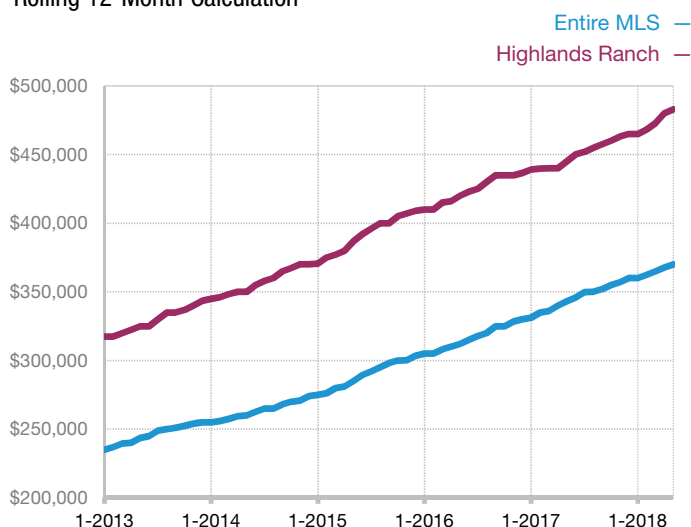
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	169	128	- 24.3%	--	--	--
Under Contract	185	183	- 1.1%	725	670	- 7.6%
New Listings	198	217	+ 9.6%	841	772	- 8.2%
Sold Listings	172	164	- 4.7%	630	553	- 12.2%
Days on Market Until Sale	10	10	0.0%	22	18	- 18.2%
Median Sales Price*	\$477,500	\$515,000	+ 7.9%	\$458,950	\$511,000	+ 11.3%
Average Sales Price*	\$526,713	\$551,588	+ 4.7%	\$511,696	\$572,648	+ 11.9%
Percent of List Price Received*	100.8%	100.7%	- 0.1%	100.3%	100.6%	+ 0.3%

* 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	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	29	34	+ 17.2%	--	--	--
Under Contract	34	42	+ 23.5%	148	155	+ 4.7%
New Listings	38	51	+ 34.2%	172	185	+ 7.6%
Sold Listings	40	38	- 5.0%	129	125	- 3.1%
Days on Market Until Sale	10	12	+ 20.0%	12	14	+ 16.7%
Median Sales Price*	\$335,000	\$360,000	+ 7.5%	\$341,000	\$360,000	+ 5.6%
Average Sales Price*	\$363,969	\$387,389	+ 6.4%	\$369,611	\$381,640	+ 3.3%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	100.4%	100.0%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

