

# Local Market Update for January 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

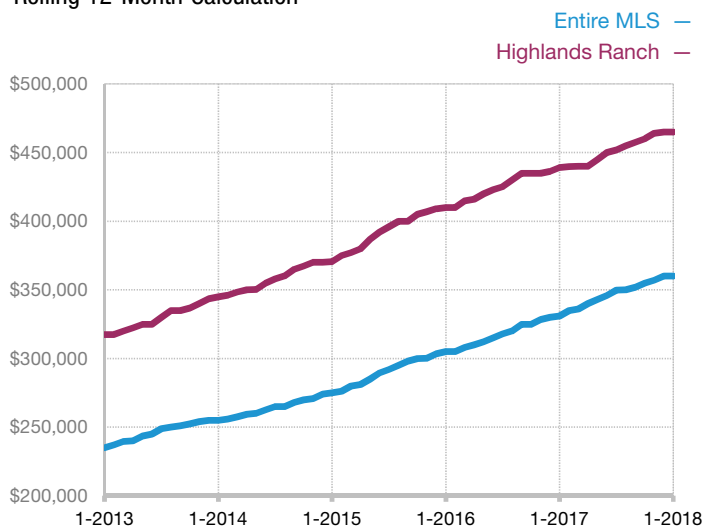
Single Family	January			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 01-2017	Thru 01-2018	Percent Change from Previous Year
Inventory of Active Listings	98	49	- 50.0%	--	--	--
Under Contract	93	86	- 7.5%	93	86	- 7.5%
New Listings	95	87	- 8.4%	95	87	- 8.4%
Sold Listings	86	73	- 15.1%	86	73	- 15.1%
Days on Market Until Sale	36	30	- 16.7%	36	30	- 16.7%
Median Sales Price*	\$444,238	<b>\$470,000</b>	+ 5.8%	\$444,238	<b>\$470,000</b>	+ 5.8%
Average Sales Price*	\$496,376	<b>\$521,276</b>	+ 5.0%	\$496,376	<b>\$521,276</b>	+ 5.0%
Percent of List Price Received*	99.3%	<b>99.6%</b>	+ 0.3%	99.3%	<b>99.6%</b>	+ 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	January			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 01-2017	Thru 01-2018	Percent Change from Previous Year
Inventory of Active Listings	19	18	- 5.3%	--	--	--
Under Contract	17	27	+ 58.8%	17	27	+ 58.8%
New Listings	23	32	+ 39.1%	23	32	+ 39.1%
Sold Listings	13	15	+ 15.4%	13	15	+ 15.4%
Days on Market Until Sale	13	13	0.0%	13	13	0.0%
Median Sales Price*	\$365,000	<b>\$342,000</b>	- 6.3%	\$365,000	<b>\$342,000</b>	- 6.3%
Average Sales Price*	\$390,223	<b>\$365,277</b>	- 6.4%	\$390,223	<b>\$365,277</b>	- 6.4%
Percent of List Price Received*	100.5%	<b>98.9%</b>	- 1.6%	100.5%	<b>98.9%</b>	- 1.6%

\* 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

