

Local Market Update for December 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

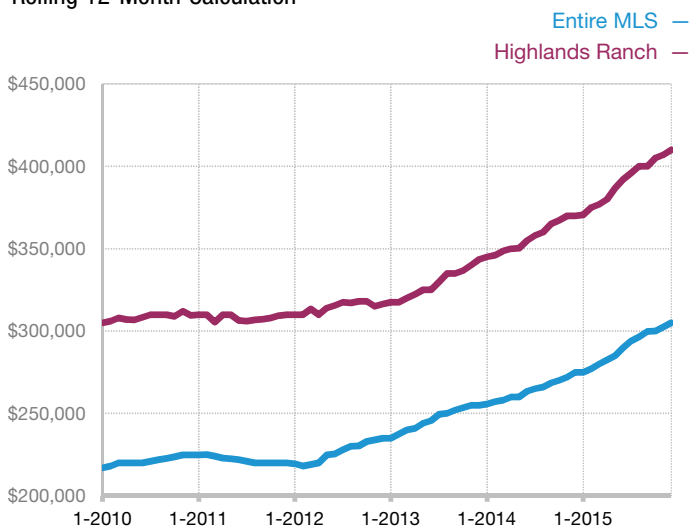
Single Family	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
Inventory of Active Listings	119	85	- 28.6%	--	--	--
Under Contract	61	80	+ 31.1%	1,726	1,767	+ 2.4%
New Listings	63	59	- 6.3%	1,888	1,971	+ 4.4%
Sold Listings	107	116	+ 8.4%	1,746	1,713	- 1.9%
Days on Market Until Sale	31	24	- 22.6%	25	19	- 24.0%
Median Sales Price*	\$365,000	\$412,500	+ 13.0%	\$370,000	\$409,950	+ 10.8%
Average Sales Price*	\$420,037	\$482,436	+ 14.9%	\$419,400	\$455,572	+ 8.6%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.4%	99.9%	+ 0.5%

* 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		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
Inventory of Active Listings	24	13	- 45.8%	--	--	--
Under Contract	10	14	+ 40.0%	342	357	+ 4.4%
New Listings	10	12	+ 20.0%	360	384	+ 6.7%
Sold Listings	20	24	+ 20.0%	353	354	+ 0.3%
Days on Market Until Sale	33	21	- 36.4%	22	16	- 27.3%
Median Sales Price*	\$291,200	\$316,000	+ 8.5%	\$270,000	\$301,000	+ 11.5%
Average Sales Price*	\$292,730	\$312,033	+ 6.6%	\$274,308	\$310,471	+ 13.2%
Percent of List Price Received*	98.5%	99.7%	+ 1.2%	99.3%	100.3%	+ 1.0%

* 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

