

# Local Market Update for March 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

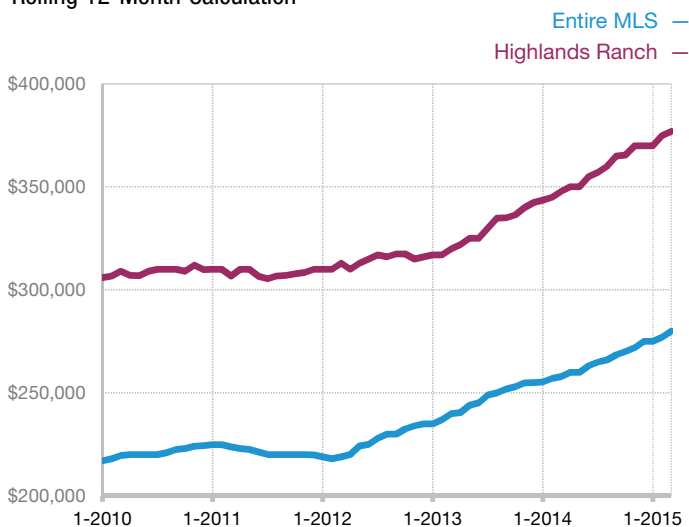
Single Family	March			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 03-2014	Thru 03-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	195	<b>88</b>	- 54.9%	--	--	--
Under Contract	168	<b>151</b>	- 10.1%	391	<b>379</b>	- 3.1%
New Listings	206	<b>172</b>	- 16.5%	474	<b>399</b>	- 15.8%
Sold Listings	121	<b>124</b>	+ 2.5%	290	<b>279</b>	- 3.8%
Days on Market Until Sale	43	<b>19</b>	- 55.8%	39	<b>27</b>	- 30.8%
Median Sales Price*	\$363,000	<b>\$411,000</b>	+ 13.2%	\$355,340	<b>\$395,000</b>	+ 11.2%
Average Sales Price*	\$406,777	<b>\$450,358</b>	+ 10.7%	\$394,319	<b>\$436,394</b>	+ 10.7%
Percent of List Price Received*	99.3%	<b>100.1%</b>	+ 0.8%	98.9%	<b>99.5%</b>	+ 0.6%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 03-2014	Thru 03-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	35	<b>16</b>	- 54.3%	--	--	--
Under Contract	35	<b>32</b>	- 8.6%	83	<b>78</b>	- 6.0%
New Listings	31	<b>33</b>	+ 6.5%	90	<b>80</b>	- 11.1%
Sold Listings	33	<b>21</b>	- 36.4%	65	<b>56</b>	- 13.8%
Days on Market Until Sale	23	<b>9</b>	- 60.9%	27	<b>23</b>	- 14.8%
Median Sales Price*	\$270,000	<b>\$280,000</b>	+ 3.7%	\$265,000	<b>\$288,700</b>	+ 8.9%
Average Sales Price*	\$272,427	<b>\$278,733</b>	+ 2.3%	\$259,974	<b>\$305,597</b>	+ 17.5%
Percent of List Price Received*	99.2%	<b>101.0%</b>	+ 1.8%	98.8%	<b>99.9%</b>	+ 1.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

