

Local Market Update for October 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

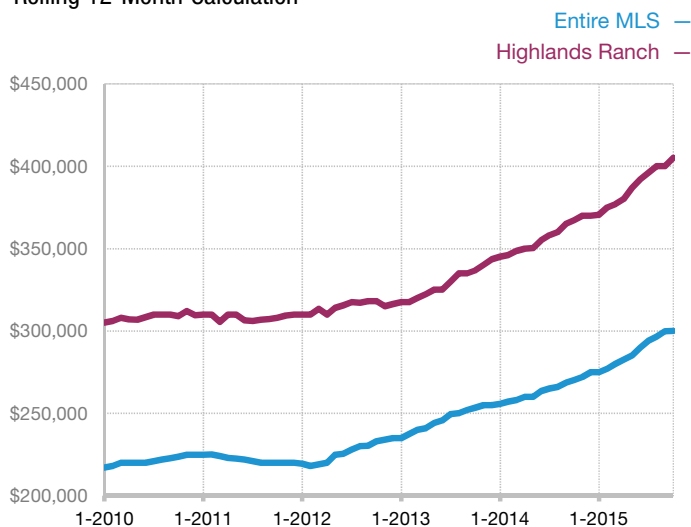
Single Family	October			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
Inventory of Active Listings	181	168	- 7.2%	--	--	--
Under Contract	114	134	+ 17.5%	1,579	1,579	0.0%
New Listings	114	149	+ 30.7%	1,760	1,838	+ 4.4%
Sold Listings	143	138	- 3.5%	1,544	1,483	- 4.0%
Days on Market Until Sale	29	24	- 17.2%	25	18	- 28.0%
Median Sales Price*	\$380,000	\$415,000	+ 9.2%	\$370,000	\$408,000	+ 10.3%
Average Sales Price*	\$420,988	\$469,291	+ 11.5%	\$418,154	\$453,816	+ 8.5%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	99.3%	100.1%	+ 0.8%

* 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	October			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 10-2014	Thru 10-2015	Percent Change from Previous Year
Inventory of Active Listings	32	27	- 15.6%	--	--	--
Under Contract	26	26	0.0%	315	323	+ 2.5%
New Listings	21	29	+ 38.1%	337	358	+ 6.2%
Sold Listings	42	33	- 21.4%	312	306	- 1.9%
Days on Market Until Sale	22	20	- 9.1%	21	16	- 23.8%
Median Sales Price*	\$284,100	\$305,000	+ 7.4%	\$269,000	\$296,950	+ 10.4%
Average Sales Price*	\$284,580	\$319,389	+ 12.2%	\$272,560	\$309,178	+ 13.4%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	99.3%	100.4%	+ 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

