

Local Market Update for May 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

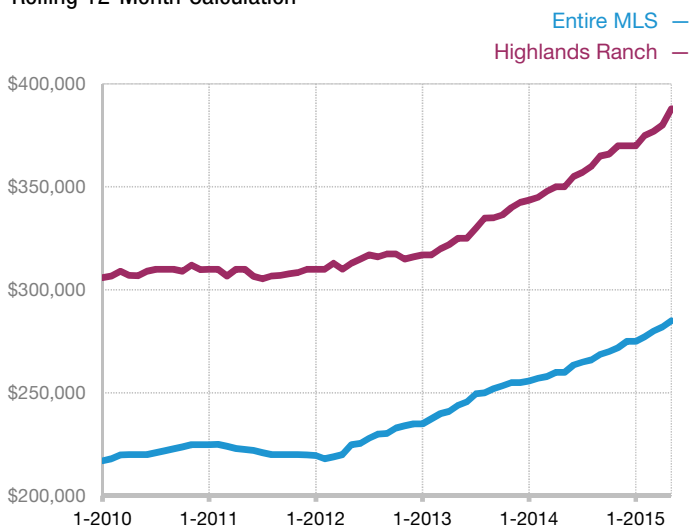
Single Family	May			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 05-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	220	152	- 30.9%	--	--	--
Under Contract	190	221	+ 16.3%	801	769	- 4.0%
New Listings	230	247	+ 7.4%	941	876	- 6.9%
Sold Listings	209	153	- 26.8%	661	574	- 13.2%
Days on Market Until Sale	19	12	- 36.8%	28	20	- 28.6%
Median Sales Price*	\$365,000	\$400,000	+ 9.6%	\$357,500	\$400,000	+ 11.9%
Average Sales Price*	\$403,077	\$436,539	+ 8.3%	\$404,054	\$439,466	+ 8.8%
Percent of List Price Received*	99.6%	100.5%	+ 0.9%	99.3%	100.2%	+ 0.9%

* 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		
	2014	2015	Percent Change from Previous Year	Thru 05-2014	Thru 05-2015	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	36	20	- 44.4%	--	--	--
Under Contract	35	30	- 14.3%	155	139	- 10.3%
New Listings	39	40	+ 2.6%	167	149	- 10.8%
Sold Listings	46	32	- 30.4%	141	118	- 16.3%
Days on Market Until Sale	17	18	+ 5.9%	21	20	- 4.8%
Median Sales Price*	\$225,173	\$302,500	+ 34.3%	\$260,000	\$290,000	+ 11.5%
Average Sales Price*	\$253,788	\$321,568	+ 26.7%	\$262,540	\$318,582	+ 21.3%
Percent of List Price Received*	99.9%	101.3%	+ 1.4%	99.4%	100.7%	+ 1.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

