

# Local Market Update for July 2015

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

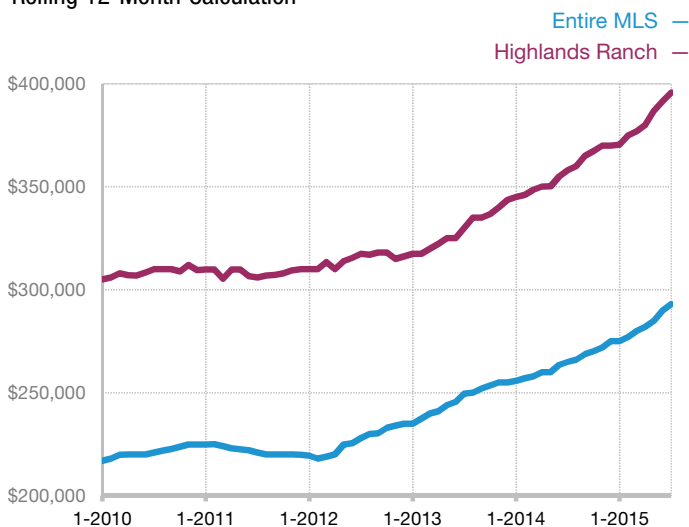
Single Family	July			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	273	<b>226</b>	- 17.2%	--	--	--
Under Contract	171	<b>193</b>	+ 12.9%	1,158	<b>1,128</b>	- 2.6%
New Listings	237	<b>253</b>	+ 6.8%	1,369	<b>1,347</b>	- 1.6%
Sold Listings	194	<b>194</b>	0.0%	1,049	<b>987</b>	- 5.9%
Days on Market Until Sale	21	<b>13</b>	- 38.1%	25	<b>17</b>	- 32.0%
Median Sales Price*	\$387,000	<b>\$415,000</b>	+ 7.2%	\$365,000	<b>\$407,000</b>	+ 11.5%
Average Sales Price*	\$450,681	<b>\$471,472</b>	+ 4.6%	\$415,627	<b>\$450,466</b>	+ 8.4%
Percent of List Price Received*	99.8%	<b>100.3%</b>	+ 0.5%	99.4%	<b>100.3%</b>	+ 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	July			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 07-2014	Thru 07-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	33	<b>21</b>	- 36.4%	--	--	--
Under Contract	40	<b>48</b>	+ 20.0%	225	<b>224</b>	- 0.4%
New Listings	45	<b>42</b>	- 6.7%	241	<b>243</b>	+ 0.8%
Sold Listings	36	<b>42</b>	+ 16.7%	208	<b>192</b>	- 7.7%
Days on Market Until Sale	29	<b>8</b>	- 72.4%	22	<b>16</b>	- 27.3%
Median Sales Price*	\$279,250	<b>\$287,000</b>	+ 2.8%	\$260,000	<b>\$295,000</b>	+ 13.5%
Average Sales Price*	\$270,013	<b>\$281,296</b>	+ 4.2%	\$265,108	<b>\$313,886</b>	+ 18.4%
Percent of List Price Received*	99.3%	<b>100.6%</b>	+ 1.3%	99.4%	<b>100.6%</b>	+ 1.2%

\* 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

