

Local Market Update for August 2015

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

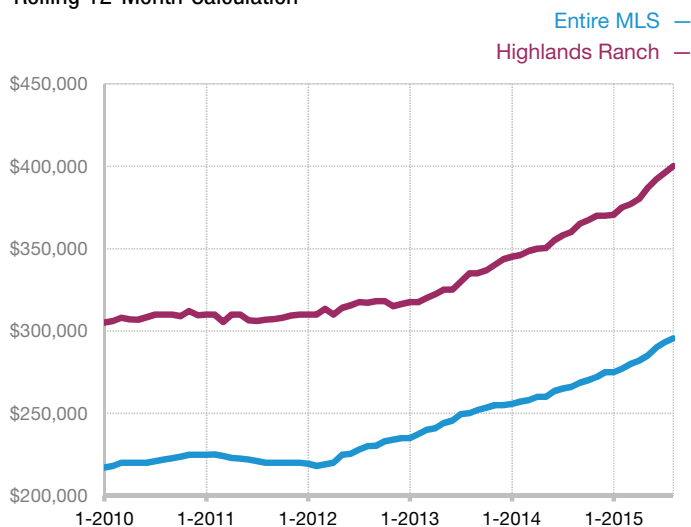
Single Family	August			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 08-2014	Thru 08-2015	Percent Change from Previous Year
Inventory of Active Listings	237	215	- 9.3%	--	--	--
Under Contract	170	179	+ 5.3%	1,328	1,305	- 1.7%
New Listings	153	194	+ 26.8%	1,522	1,541	+ 1.2%
Sold Listings	182	183	+ 0.5%	1,231	1,172	- 4.8%
Days on Market Until Sale	19	16	- 15.8%	25	17	- 32.0%
Median Sales Price*	\$380,000	\$418,750	+ 10.2%	\$369,000	\$408,575	+ 10.7%
Average Sales Price*	\$424,271	\$464,068	+ 9.4%	\$416,905	\$452,757	+ 8.6%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	99.4%	100.2%	+ 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	August			Year to Date		
Key Metrics	2014	2015	Percent Change from Previous Year	Thru 08-2014	Thru 08-2015	Percent Change from Previous Year
Inventory of Active Listings	34	32	- 5.9%	--	--	--
Under Contract	31	43	+ 38.7%	256	264	+ 3.1%
New Listings	34	53	+ 55.9%	275	296	+ 7.6%
Sold Listings	35	41	+ 17.1%	243	233	- 4.1%
Days on Market Until Sale	17	11	- 35.3%	21	15	- 28.6%
Median Sales Price*	\$279,900	\$310,950	+ 11.1%	\$264,900	\$296,000	+ 11.7%
Average Sales Price*	\$295,123	\$300,234	+ 1.7%	\$269,432	\$311,484	+ 15.6%
Percent of List Price Received*	99.2%	100.4%	+ 1.2%	99.3%	100.6%	+ 1.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

