

# Local Market Update for March 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

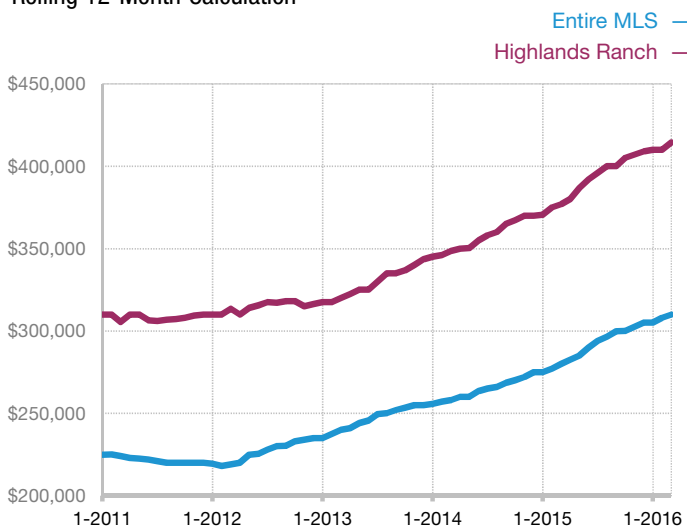
Single Family	March			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 03-2015	Thru 03-2016	Percent Change from Previous Year
Inventory of Active Listings	114	111	- 2.6%	--	--	--
Under Contract	143	122	- 14.7%	366	321	- 12.3%
New Listings	168	174	+ 3.6%	391	382	- 2.3%
Sold Listings	125	108	- 13.6%	279	278	- 0.4%
Days on Market Until Sale	21	26	+ 23.8%	27	27	0.0%
Median Sales Price*	\$415,000	\$450,000	+ 8.4%	\$395,000	\$430,000	+ 8.9%
Average Sales Price*	\$462,604	\$494,957	+ 7.0%	\$441,917	\$478,020	+ 8.2%
Percent of List Price Received*	100.3%	100.3%	0.0%	99.6%	99.8%	+ 0.2%

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

Townhouse-Condo	March			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 03-2015	Thru 03-2016	Percent Change from Previous Year
Inventory of Active Listings	19	12	- 36.8%	--	--	--
Under Contract	30	33	+ 10.0%	76	80	+ 5.3%
New Listings	29	35	+ 20.7%	76	84	+ 10.5%
Sold Listings	22	15	- 31.8%	58	58	0.0%
Days on Market Until Sale	9	21	+ 133.3%	22	24	+ 9.1%
Median Sales Price*	\$281,500	\$307,500	+ 9.2%	\$287,000	\$316,500	+ 10.3%
Average Sales Price*	\$278,927	\$328,687	+ 17.8%	\$303,035	\$347,192	+ 14.6%
Percent of List Price Received*	101.0%	99.6%	- 1.4%	99.9%	99.5%	- 0.4%

\* 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

