

Local Market Update for April 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Highlands Ranch

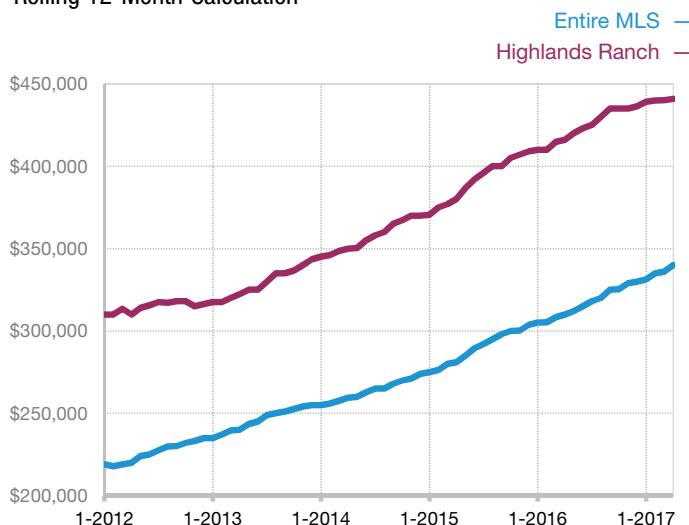
Single Family	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	164	129	- 21.3%	--	--	--
Under Contract	179	174	- 2.8%	500	554	+ 10.8%
New Listings	219	208	- 5.0%	602	643	+ 6.8%
Sold Listings	131	157	+ 19.8%	415	453	+ 9.2%
Days on Market Until Sale	17	15	- 11.8%	24	27	+ 12.5%
Median Sales Price*	\$436,000	\$453,000	+ 3.9%	\$432,500	\$451,000	+ 4.3%
Average Sales Price*	\$489,878	\$509,626	+ 4.0%	\$483,238	\$507,029	+ 4.9%
Percent of List Price Received*	100.5%	100.5%	0.0%	100.0%	100.0%	0.0%

* 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	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	22	21	- 4.5%	--	--	--
Under Contract	28	38	+ 35.7%	106	114	+ 7.5%
New Listings	31	38	+ 22.6%	115	131	+ 13.9%
Sold Listings	31	29	- 6.5%	90	88	- 2.2%
Days on Market Until Sale	17	9	- 47.1%	21	13	- 38.1%
Median Sales Price*	\$320,000	\$353,177	+ 10.4%	\$319,000	\$346,000	+ 8.5%
Average Sales Price*	\$347,326	\$389,619	+ 12.2%	\$347,186	\$373,398	+ 7.5%
Percent of List Price Received*	99.4%	101.2%	+ 1.8%	99.5%	100.3%	+ 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

