

# Local Market Update for September 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Highlands Ranch

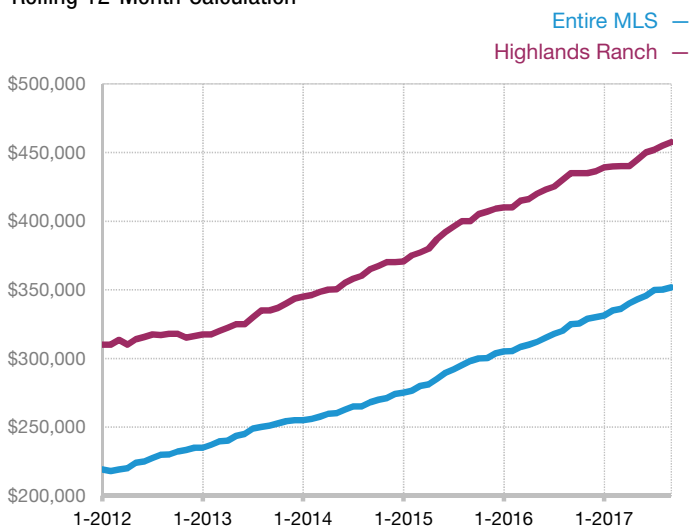
Single Family	September			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 09-2016	Thru 09-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	265	165	- 37.7%	--	--	--
Under Contract	145	126	- 13.1%	1,328	1,321	- 0.5%
New Listings	162	137	- 15.4%	1,608	1,540	- 4.2%
Sold Listings	162	136	- 16.0%	1,260	1,278	+ 1.4%
Days on Market Until Sale	26	25	- 3.8%	21	20	- 4.8%
Median Sales Price*	\$441,500	\$469,000	+ 6.2%	\$437,500	\$467,600	+ 6.9%
Average Sales Price*	\$479,042	\$531,329	+ 10.9%	\$487,866	\$525,924	+ 7.8%
Percent of List Price Received*	99.1%	99.7%	+ 0.6%	100.0%	100.2%	+ 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	September			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 09-2016	Thru 09-2017	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	20	30	+ 50.0%	--	--	--
Under Contract	35	23	- 34.3%	293	258	- 11.9%
New Listings	27	30	+ 11.1%	308	304	- 1.3%
Sold Listings	37	24	- 35.1%	273	246	- 9.9%
Days on Market Until Sale	12	20	+ 66.7%	18	14	- 22.2%
Median Sales Price*	\$325,000	\$362,500	+ 11.5%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$326,217	\$379,100	+ 16.2%	\$340,921	\$371,033	+ 8.8%
Percent of List Price Received*	99.9%	99.9%	0.0%	100.2%	100.1%	- 0.1%

\* 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

