

# Local Market Update for December 2015

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

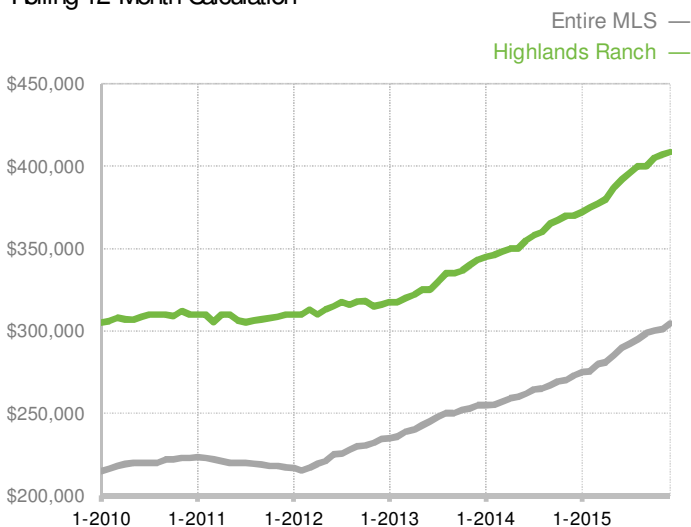
Single Family	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	119	86	- 27.7%	--	--	--
Under Contract	61	81	+ 32.8%	1,734	1,777	+ 2.5%
New Listings	63	60	- 4.8%	1,895	1,983	+ 4.6%
Sold Listings	108	118	+ 9.3%	1,753	1,723	- 1.7%
Days on Market Until Sale	35	24	- 31.4%	26	19	- 26.9%
Median Sales Price*	\$366,500	\$410,000	+ 11.9%	\$370,000	\$408,575	+ 10.4%
Average Sales Price*	\$420,643	\$480,149	+ 14.1%	\$419,191	\$455,101	+ 8.6%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.4%	99.9%	+ 0.5%

\* 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	December			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 12-2014	Thru 12-2015	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	24	13	- 45.8%	--	--	--
Under Contract	10	14	+ 40.0%	345	359	+ 4.1%
New Listings	10	12	+ 20.0%	363	386	+ 6.3%
Sold Listings	20	24	+ 20.0%	356	356	0.0%
Days on Market Until Sale	33	21	- 36.4%	22	16	- 27.3%
Median Sales Price*	\$291,200	\$316,000	+ 8.5%	\$270,000	\$301,000	+ 11.5%
Average Sales Price*	\$292,730	\$312,033	+ 6.6%	\$273,947	\$310,388	+ 13.3%
Percent of List Price Received*	98.5%	99.7%	+ 1.2%	99.3%	100.3%	+ 1.0%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

