

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

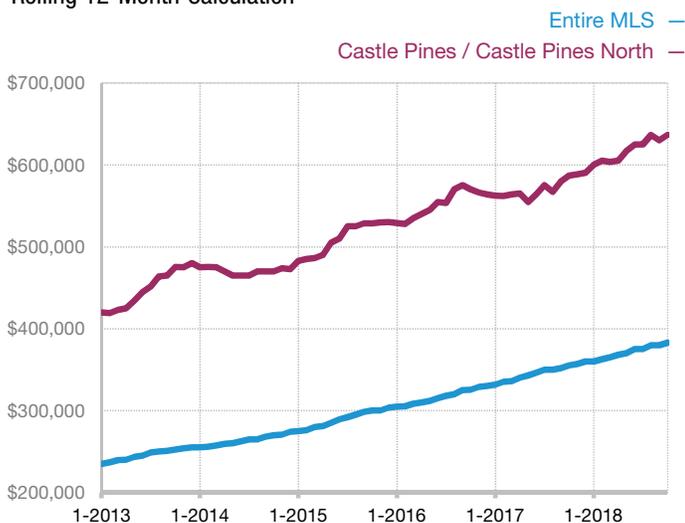
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	49	39	- 20.4%	--	--	--
Under Contract	16	12	- 25.0%	198	193	- 2.5%
New Listings	7	13	+ 85.7%	248	249	+ 0.4%
Sold Listings	16	17	+ 6.3%	189	183	- 3.2%
Days on Market Until Sale	31	42	+ 35.5%	42	41	- 2.4%
Median Sales Price*	\$589,950	\$650,000	+ 10.2%	\$599,900	\$650,000	+ 8.4%
Average Sales Price*	\$653,110	\$741,694	+ 13.6%	\$657,349	\$743,387	+ 13.1%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	98.6%	98.8%	+ 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	1	1	0.0%	15	9	- 40.0%
New Listings	1	1	0.0%	15	11	- 26.7%
Sold Listings	1	1	0.0%	14	9	- 35.7%
Days on Market Until Sale	4	5	+ 25.0%	16	12	- 25.0%
Median Sales Price*	\$389,900	\$472,950	+ 21.3%	\$391,950	\$408,000	+ 4.1%
Average Sales Price*	\$389,900	\$472,950	+ 21.3%	\$392,157	\$406,539	+ 3.7%
Percent of List Price Received*	100.0%	97.5%	- 2.5%	99.1%	98.8%	- 0.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

