

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

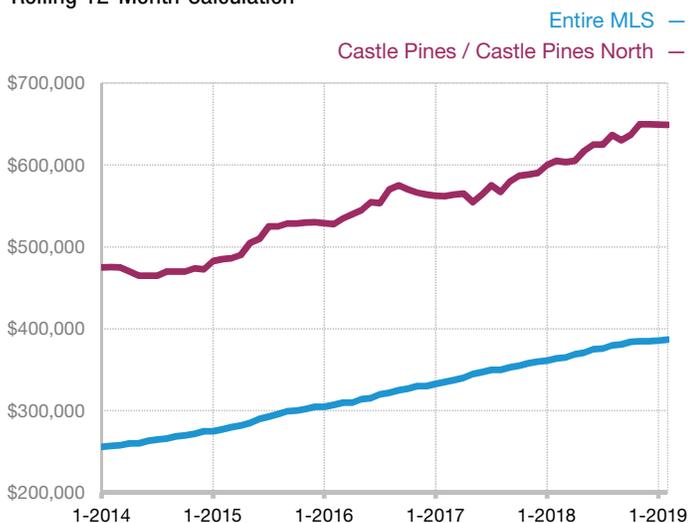
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	39	<b>29</b>	- 25.6%	--	--	--
Under Contract	15	<b>18</b>	+ 20.0%	23	<b>37</b>	+ 60.9%
New Listings	18	<b>20</b>	+ 11.1%	30	<b>35</b>	+ 16.7%
Sold Listings	8	<b>11</b>	+ 37.5%	18	<b>20</b>	+ 11.1%
Days on Market Until Sale	78	<b>66</b>	- 15.4%	58	<b>58</b>	0.0%
Median Sales Price*	\$606,200	<b>\$600,000</b>	- 1.0%	\$657,500	<b>\$615,750</b>	- 6.3%
Average Sales Price*	\$686,550	<b>\$631,900</b>	- 8.0%	\$684,439	<b>\$686,213</b>	+ 0.3%
Percent of List Price Received*	97.9%	<b>99.3%</b>	+ 1.4%	98.7%	<b>98.4%</b>	- 0.3%

\* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	2	<b>1</b>	- 50.0%	--	--	--
Under Contract	1	<b>1</b>	0.0%	1	<b>2</b>	+ 100.0%
New Listings	2	<b>1</b>	- 50.0%	2	<b>2</b>	0.0%
Sold Listings	0	<b>1</b>	--	1	<b>1</b>	0.0%
Days on Market Until Sale	0	<b>2</b>	--	6	<b>2</b>	- 66.7%
Median Sales Price*	\$0	<b>\$405,200</b>	--	\$388,000	<b>\$405,200</b>	+ 4.4%
Average Sales Price*	\$0	<b>\$405,200</b>	--	\$388,000	<b>\$405,200</b>	+ 4.4%
Percent of List Price Received*	0.0%	<b>101.3%</b>	--	98.2%	<b>101.3%</b>	+ 3.2%

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

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



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

