

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

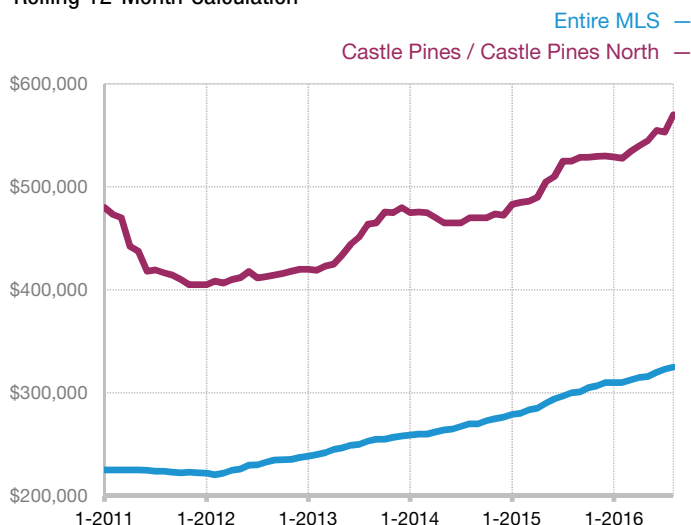
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	57	63	+ 10.5%	--	--	--
Under Contract	22	17	- 22.7%	168	150	- 10.7%
New Listings	20	20	0.0%	217	218	+ 0.5%
Sold Listings	29	19	- 34.5%	166	134	- 19.3%
Days on Market Until Sale	42	28	- 33.3%	38	41	+ 7.9%
Median Sales Price*	\$535,000	\$670,000	+ 25.2%	\$529,975	\$584,000	+ 10.2%
Average Sales Price*	\$637,484	\$776,763	+ 21.8%	\$590,980	\$684,541	+ 15.8%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	98.5%	98.3%	- 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	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	2	4	+ 100.0%	14	14	0.0%
New Listings	2	4	+ 100.0%	13	17	+ 30.8%
Sold Listings	0	2	--	13	12	- 7.7%
Days on Market Until Sale	0	10	--	17	6	- 64.7%
Median Sales Price*	\$0	\$360,000	--	\$342,000	\$340,500	- 0.4%
Average Sales Price*	\$0	\$360,000	--	\$350,269	\$340,825	- 2.7%
Percent of List Price Received*	0.0%	98.6%	--	99.8%	99.9%	+ 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

