

# Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

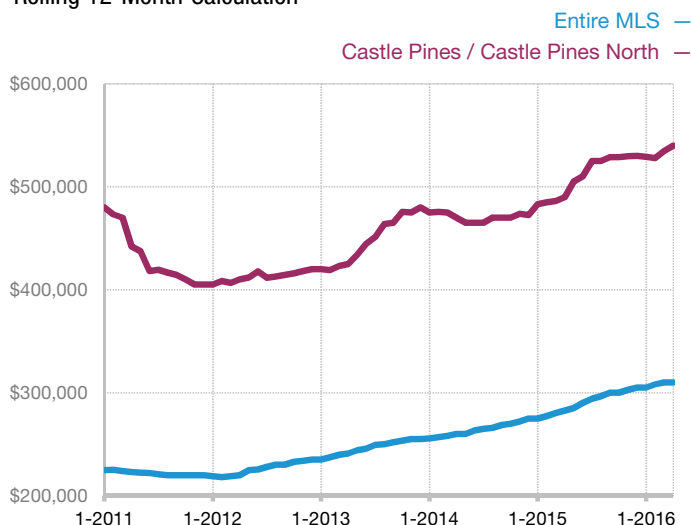
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	49	45	- 8.2%	--	--	--
Under Contract	28	25	- 10.7%	83	65	- 21.7%
New Listings	36	26	- 27.8%	110	92	- 16.4%
Sold Listings	18	14	- 22.2%	63	41	- 34.9%
Days on Market Until Sale	38	25	- 34.2%	50	55	+ 10.0%
Median Sales Price*	\$512,500	\$644,950	+ 25.8%	\$529,500	\$570,000	+ 7.6%
Average Sales Price*	\$538,161	\$642,878	+ 19.5%	\$581,468	\$644,816	+ 10.9%
Percent of List Price Received*	97.8%	99.5%	+ 1.7%	98.3%	98.3%	0.0%

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

Townhouse-Condo	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	2	2	0.0%	4	6	+ 50.0%
New Listings	4	2	- 50.0%	5	6	+ 20.0%
Sold Listings	2	2	0.0%	3	5	+ 66.7%
Days on Market Until Sale	35	2	- 94.3%	33	3	- 90.9%
Median Sales Price*	\$323,000	\$315,500	- 2.3%	\$342,000	\$325,000	- 5.0%
Average Sales Price*	\$323,000	\$315,500	- 2.3%	\$329,333	\$331,800	+ 0.7%
Percent of List Price Received*	101.0%	100.2%	- 0.8%	100.7%	99.7%	- 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

