

Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

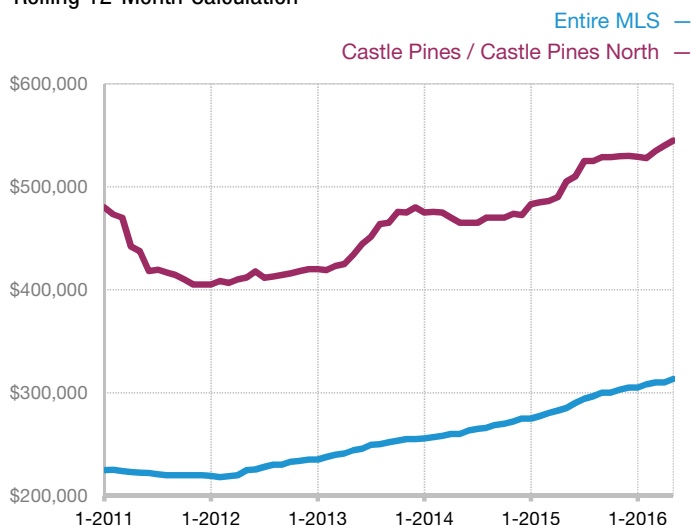
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	61	40	- 34.4%	--	--	--
Under Contract	18	36	+ 100.0%	101	100	- 1.0%
New Listings	32	38	+ 18.8%	142	130	- 8.5%
Sold Listings	31	19	- 38.7%	94	61	- 35.1%
Days on Market Until Sale	30	35	+ 16.7%	44	49	+ 11.4%
Median Sales Price*	\$525,000	\$643,000	+ 22.5%	\$527,250	\$577,000	+ 9.4%
Average Sales Price*	\$549,862	\$739,184	+ 34.4%	\$571,045	\$671,507	+ 17.6%
Percent of List Price Received*	99.2%	97.9%	- 1.3%	98.6%	98.1%	- 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	2	2	0.0%	--	--	--
Under Contract	4	1	- 75.0%	8	7	- 12.5%
New Listings	4	3	- 25.0%	9	9	0.0%
Sold Listings	3	1	- 66.7%	6	6	0.0%
Days on Market Until Sale	5	1	- 80.0%	19	3	- 84.2%
Median Sales Price*	\$425,000	\$356,000	- 16.2%	\$349,000	\$337,500	- 3.3%
Average Sales Price*	\$397,667	\$356,000	- 10.5%	\$363,500	\$335,833	- 7.6%
Percent of List Price Received*	103.0%	100.0%	- 2.9%	101.8%	99.7%	- 2.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

