

# Local Market Update for March 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

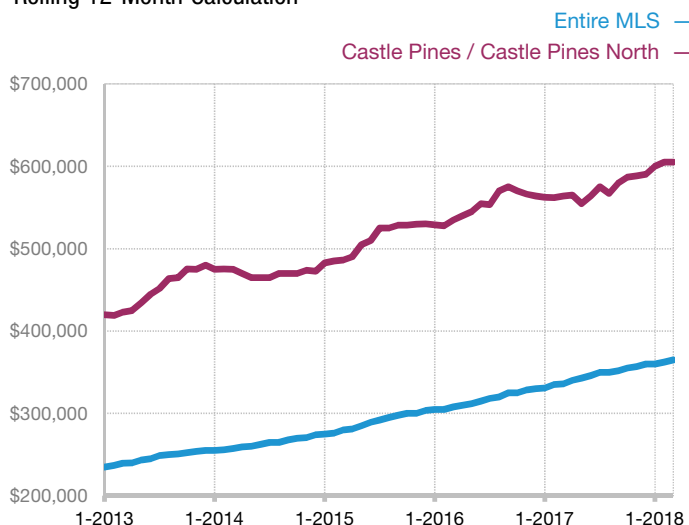
Single Family	March			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 03-2017	Thru 03-2018	Percent Change from Previous Year
Inventory of Active Listings	54	39	- 27.8%	--	--	--
Under Contract	26	28	+ 7.7%	56	49	- 12.5%
New Listings	39	34	- 12.8%	78	62	- 20.5%
Sold Listings	17	9	- 47.1%	37	26	- 29.7%
Days on Market Until Sale	36	42	+ 16.7%	66	52	- 21.2%
Median Sales Price*	\$690,000	\$645,000	- 6.5%	\$555,000	\$657,500	+ 18.5%
Average Sales Price*	\$743,135	\$798,544	+ 7.5%	\$669,184	\$727,285	+ 8.7%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.0%	98.8%	+ 0.8%

\* 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	March			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 03-2017	Thru 03-2018	Percent Change from Previous Year
Inventory of Active Listings	2	2	0.0%	--	--	--
Under Contract	1	1	0.0%	5	2	- 60.0%
New Listings	1	1	0.0%	6	3	- 50.0%
Sold Listings	1	2	+ 100.0%	4	3	- 25.0%
Days on Market Until Sale	3	14	+ 366.7%	9	11	+ 22.2%
Median Sales Price*	\$345,000	\$397,450	+ 15.2%	\$377,650	\$388,000	+ 2.7%
Average Sales Price*	\$345,000	\$397,450	+ 15.2%	\$373,825	\$394,300	+ 5.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.8%	99.4%	+ 0.6%

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



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

