

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

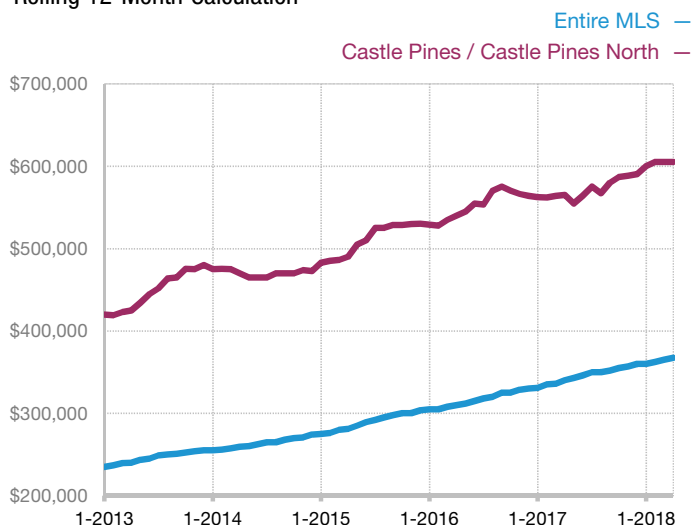
Single Family	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	52	39	- 25.0%	--	--	--
Under Contract	26	24	- 7.7%	82	75	- 8.5%
New Listings	26	30	+ 15.4%	104	94	- 9.6%
Sold Listings	24	25	+ 4.2%	61	52	- 14.8%
Days on Market Until Sale	34	29	- 14.7%	53	40	- 24.5%
Median Sales Price*	\$618,500	\$630,000	+ 1.9%	\$590,000	\$647,450	+ 9.7%
Average Sales Price*	\$650,694	\$684,064	+ 5.1%	\$661,909	\$707,327	+ 6.9%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	98.4%	98.7%	+ 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	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	1	1	0.0%	6	3	- 50.0%
New Listings	0	1	--	6	4	- 33.3%
Sold Listings	1	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	14	0	- 100.0%	10	11	+ 10.0%
Median Sales Price*	\$338,000	\$0	- 100.0%	\$376,800	\$388,000	+ 3.0%
Average Sales Price*	\$338,000	\$0	- 100.0%	\$366,660	\$394,300	+ 7.5%
Percent of List Price Received*	98.0%	0.0%	- 100.0%	98.6%	99.4%	+ 0.8%

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



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

