

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

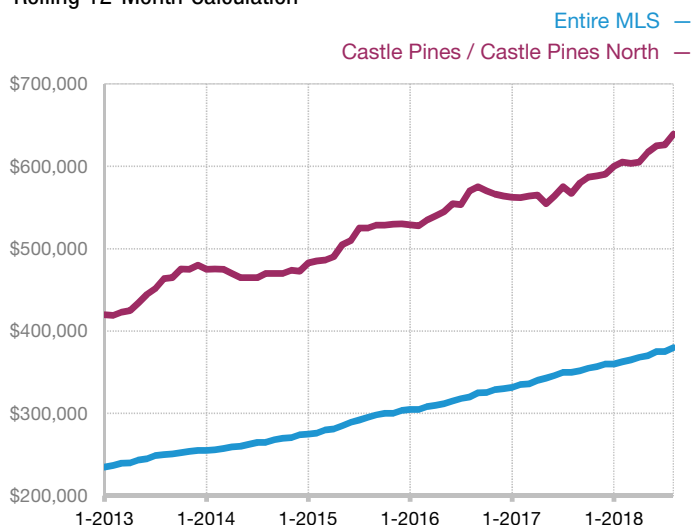
Single Family	August			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	63	50	- 20.6%	--	--	--
Under Contract	25	13	- 48.0%	169	159	- 5.9%
New Listings	36	21	- 41.7%	220	212	- 3.6%
Sold Listings	18	22	+ 22.2%	153	153	0.0%
Days on Market Until Sale	23	42	+ 82.6%	43	41	- 4.7%
Median Sales Price*	\$583,000	\$710,000	+ 21.8%	\$589,000	\$650,000	+ 10.4%
Average Sales Price*	\$580,145	\$861,258	+ 48.5%	\$658,277	\$750,951	+ 14.1%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	98.6%	98.8%	+ 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	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	0	0	--	13	7	- 46.2%
New Listings	1	1	0.0%	13	9	- 30.8%
Sold Listings	3	2	- 33.3%	13	8	- 38.5%
Days on Market Until Sale	12	10	- 16.7%	17	13	- 23.5%
Median Sales Price*	\$394,000	\$395,000	+ 0.3%	\$394,000	\$398,000	+ 1.0%
Average Sales Price*	\$380,000	\$395,000	+ 3.9%	\$392,331	\$398,238	+ 1.5%
Percent of List Price Received*	100.4%	100.8%	+ 0.4%	99.0%	99.0%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

