

# Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

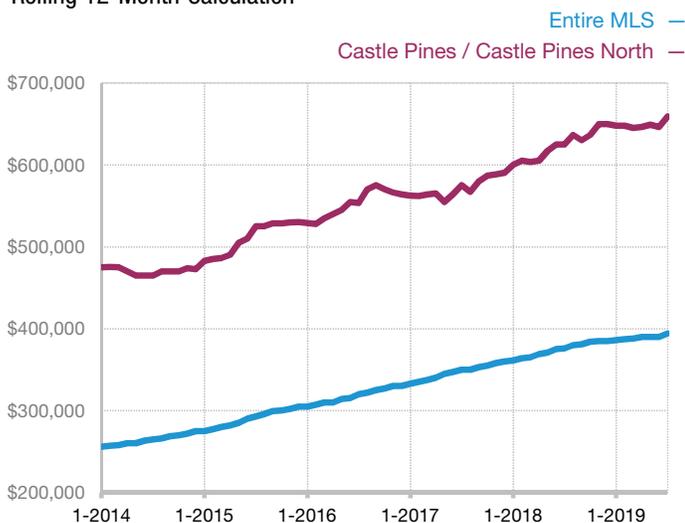
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	57	70	+ 22.8%	--	--	--
Under Contract	19	22	+ 15.8%	143	152	+ 6.3%
New Listings	24	32	+ 33.3%	191	211	+ 10.5%
Sold Listings	27	22	- 18.5%	132	127	- 3.8%
Days on Market Until Sale	49	39	- 20.4%	41	41	0.0%
Median Sales Price*	\$625,000	<b>\$702,450</b>	+ 12.4%	\$649,900	<b>\$665,000</b>	+ 2.3%
Average Sales Price*	\$715,619	<b>\$855,207</b>	+ 19.5%	\$731,067	<b>\$758,170</b>	+ 3.7%
Percent of List Price Received*	99.0%	<b>98.5%</b>	- 0.5%	98.8%	<b>98.8%</b>	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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	1	4	+ 300.0%	--	--	--
Under Contract	1	4	+ 300.0%	7	17	+ 142.9%
New Listings	1	3	+ 200.0%	8	20	+ 150.0%
Sold Listings	0	5	--	6	14	+ 133.3%
Days on Market Until Sale	0	61	--	14	38	+ 171.4%
Median Sales Price*	\$0	<b>\$423,500</b>	--	\$398,000	<b>\$439,870</b>	+ 10.5%
Average Sales Price*	\$0	<b>\$416,496</b>	--	\$399,317	<b>\$431,630</b>	+ 8.1%
Percent of List Price Received*	0.0%	<b>98.6%</b>	--	98.4%	<b>98.7%</b>	+ 0.3%

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



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

