

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

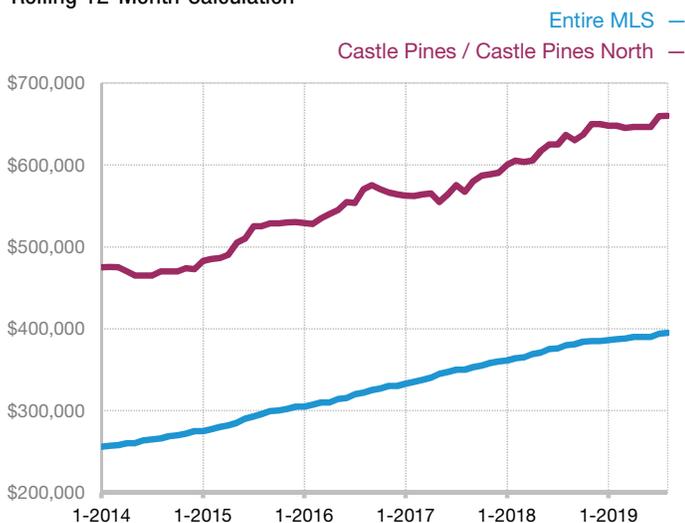
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	62	60	- 3.2%	--	--	--
Under Contract	13	26	+ 100.0%	156	176	+ 12.8%
New Listings	21	25	+ 19.0%	212	236	+ 11.3%
Sold Listings	23	26	+ 13.0%	155	156	+ 0.6%
Days on Market Until Sale	44	47	+ 6.8%	41	42	+ 2.4%
Median Sales Price*	\$705,000	\$719,950	+ 2.1%	\$650,000	\$674,950	+ 3.8%
Average Sales Price*	\$848,720	\$728,643	- 14.1%	\$748,525	\$751,241	+ 0.4%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	98.8%	98.8%	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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	2	5	+ 150.0%	--	--	--
Under Contract	0	4	--	7	21	+ 200.0%
New Listings	1	5	+ 400.0%	9	25	+ 177.8%
Sold Listings	2	2	0.0%	8	17	+ 112.5%
Days on Market Until Sale	10	11	+ 10.0%	13	34	+ 161.5%
Median Sales Price*	\$395,000	\$407,250	+ 3.1%	\$398,000	\$438,500	+ 10.2%
Average Sales Price*	\$395,000	\$407,250	+ 3.1%	\$398,238	\$426,607	+ 7.1%
Percent of List Price Received*	100.8%	101.4%	+ 0.6%	99.0%	98.9%	- 0.1%

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



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

