

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

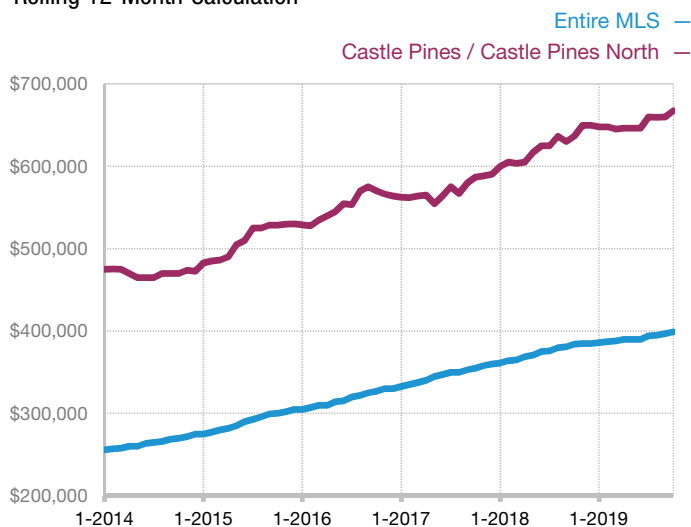
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	47	62	+ 31.9%	--	--	--
Under Contract	12	20	+ 66.7%	192	215	+ 12.0%
New Listings	13	31	+ 138.5%	249	286	+ 14.9%
Sold Listings	19	18	- 5.3%	185	195	+ 5.4%
Days on Market Until Sale	55	41	- 25.5%	43	42	- 2.3%
Median Sales Price*	\$638,200	\$620,000	- 2.9%	\$649,900	\$670,000	+ 3.1%
Average Sales Price*	\$727,468	\$690,208	- 5.1%	\$741,818	\$741,332	- 0.1%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	98.8%	98.6%	- 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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	1	7	+ 600.0%	--	--	--
Under Contract	1	0	- 100.0%	9	23	+ 155.6%
New Listings	1	4	+ 300.0%	11	29	+ 163.6%
Sold Listings	1	1	0.0%	9	23	+ 155.6%
Days on Market Until Sale	5	17	+ 240.0%	12	38	+ 216.7%
Median Sales Price*	\$472,950	\$339,500	- 28.2%	\$408,000	\$438,500	+ 7.5%
Average Sales Price*	\$472,950	\$339,500	- 28.2%	\$406,539	\$427,426	+ 5.1%
Percent of List Price Received*	97.5%	100.0%	+ 2.6%	98.8%	98.8%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

