

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

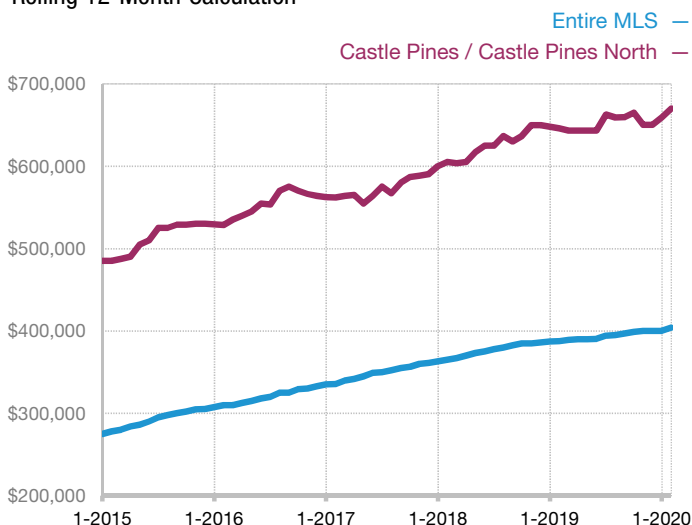
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 33 | 50 | + 51.5% | -- | -- | -- |
| Under Contract | 16 | 24 | + 50.0% | 35 | 48 | + 37.1% |
| New Listings | 19 | 28 | + 47.4% | 34 | 65 | + 91.2% |
| Sold Listings | 14 | 18 | + 28.6% | 24 | 30 | + 25.0% |
| Days on Market Until Sale | 66 | 43 | - 34.8% | 58 | 48 | - 17.2% |
| Median Sales Price* | \$614,500 | \$719,750 | + 17.1% | \$615,750 | \$703,000 | + 14.2% |
| Average Sales Price* | \$633,243 | \$748,215 | + 18.2% | \$676,111 | \$728,062 | + 7.7% |
| Percent of List Price Received* | 99.3% | 99.7% | + 0.4% | 98.4% | 99.3% | + 0.9% |

* 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 | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 02-2019 | Thru 02-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 1 | 10 | + 900.0% | -- | -- | -- |
| Under Contract | 1 | 2 | + 100.0% | 2 | 5 | + 150.0% |
| New Listings | 1 | 5 | + 400.0% | 2 | 15 | + 650.0% |
| Sold Listings | 1 | 1 | 0.0% | 1 | 2 | + 100.0% |
| Days on Market Until Sale | 2 | 90 | + 4400.0% | 2 | 47 | + 2250.0% |
| Median Sales Price* | \$405,200 | \$445,000 | + 9.8% | \$405,200 | \$387,500 | - 4.4% |
| Average Sales Price* | \$405,200 | \$445,000 | + 9.8% | \$405,200 | \$387,500 | - 4.4% |
| Percent of List Price Received* | 101.3% | 96.7% | - 4.5% | 101.3% | 97.0% | - 4.2% |

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

