

# 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

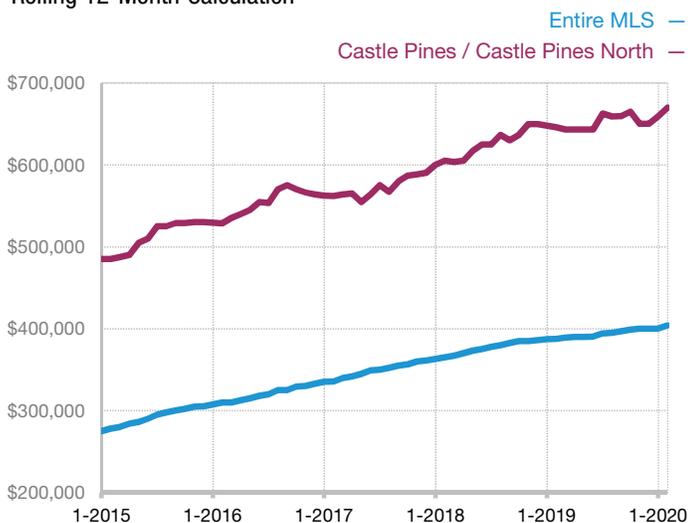
Single Family	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	33	50	+ 51.5%	--	--	--
Under Contract	16	24	+ 50.0%	35	48	+ 37.1%
New Listings	19	28	+ 47.4%	34	65	+ 91.2%
Sold Listings	14	18	+ 28.6%	24	30	+ 25.0%
Days on Market Until Sale	66	43	- 34.8%	58	48	- 17.2%
Median Sales Price*	\$614,500	<b>\$719,750</b>	+ 17.1%	\$615,750	<b>\$703,000</b>	+ 14.2%
Average Sales Price*	\$633,243	<b>\$748,215</b>	+ 18.2%	\$676,111	<b>\$728,062</b>	+ 7.7%
Percent of List Price Received*	99.3%	<b>99.7%</b>	+ 0.4%	98.4%	<b>99.3%</b>	+ 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		
	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	<b>\$445,000</b>	+ 9.8%	\$405,200	<b>\$387,500</b>	- 4.4%
Average Sales Price*	\$405,200	<b>\$445,000</b>	+ 9.8%	\$405,200	<b>\$387,500</b>	- 4.4%
Percent of List Price Received*	101.3%	<b>96.7%</b>	- 4.5%	101.3%	<b>97.0%</b>	- 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

