

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

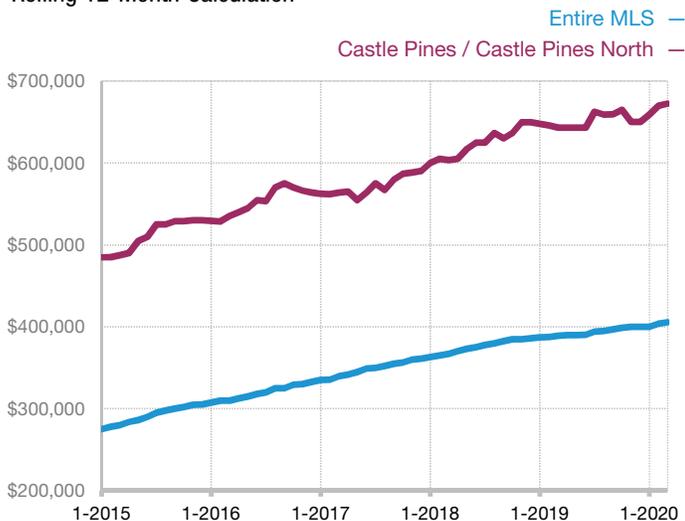
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	37	70	+ 89.2%	--	--	--
Under Contract	18	22	+ 22.2%	53	65	+ 22.6%
New Listings	23	46	+ 100.0%	57	111	+ 94.7%
Sold Listings	15	20	+ 33.3%	39	50	+ 28.2%
Days on Market Until Sale	52	63	+ 21.2%	56	54	- 3.6%
Median Sales Price*	\$625,000	\$638,750	+ 2.2%	\$625,000	\$685,200	+ 9.6%
Average Sales Price*	\$744,710	\$680,692	- 8.6%	\$702,495	\$709,114	+ 0.9%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	98.5%	99.0%	+ 0.5%

* 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	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	2	10	+ 400.0%	--	--	--
Under Contract	4	4	0.0%	6	7	+ 16.7%
New Listings	5	3	- 40.0%	7	18	+ 157.1%
Sold Listings	1	4	+ 300.0%	2	6	+ 200.0%
Days on Market Until Sale	4	58	+ 1350.0%	3	54	+ 1700.0%
Median Sales Price*	\$350,000	\$433,050	+ 23.7%	\$377,600	\$433,050	+ 14.7%
Average Sales Price*	\$350,000	\$436,523	+ 24.7%	\$377,600	\$420,182	+ 11.3%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	100.7%	98.9%	- 1.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

