

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

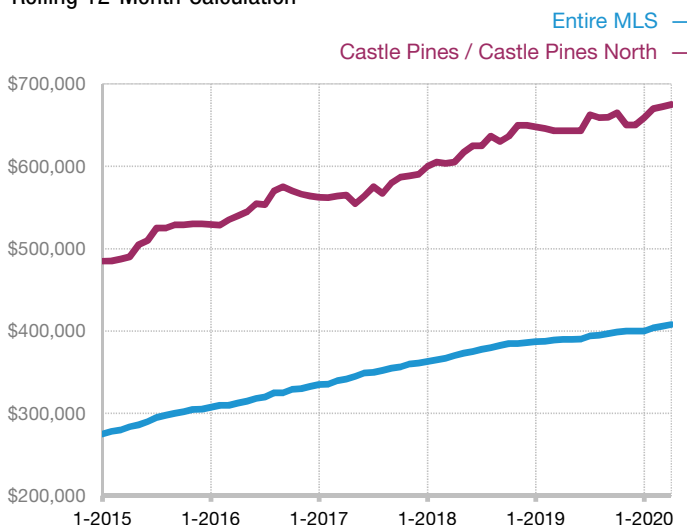
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	41	77	+ 87.8%	--	--	--
Under Contract	32	28	- 12.5%	85	89	+ 4.7%
New Listings	40	38	- 5.0%	97	149	+ 53.6%
Sold Listings	14	29	+ 107.1%	53	79	+ 49.1%
Days on Market Until Sale	20	20	0.0%	47	42	- 10.6%
Median Sales Price*	\$609,500	\$694,700	+ 14.0%	\$625,000	\$694,700	+ 11.2%
Average Sales Price*	\$662,007	\$713,736	+ 7.8%	\$691,800	\$710,811	+ 2.7%
Percent of List Price Received*	98.7%	99.9%	+ 1.2%	98.5%	99.3%	+ 0.8%

* 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	4	12	+ 200.0%	--	--	--
Under Contract	1	4	+ 300.0%	7	11	+ 57.1%
New Listings	3	6	+ 100.0%	10	24	+ 140.0%
Sold Listings	3	3	0.0%	5	9	+ 80.0%
Days on Market Until Sale	8	115	+ 1337.5%	6	74	+ 1133.3%
Median Sales Price*	\$467,260	\$445,990	- 4.6%	\$440,750	\$445,000	+ 1.0%
Average Sales Price*	\$460,545	\$450,603	- 2.2%	\$427,367	\$430,322	+ 0.7%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	99.7%	99.3%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

