

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

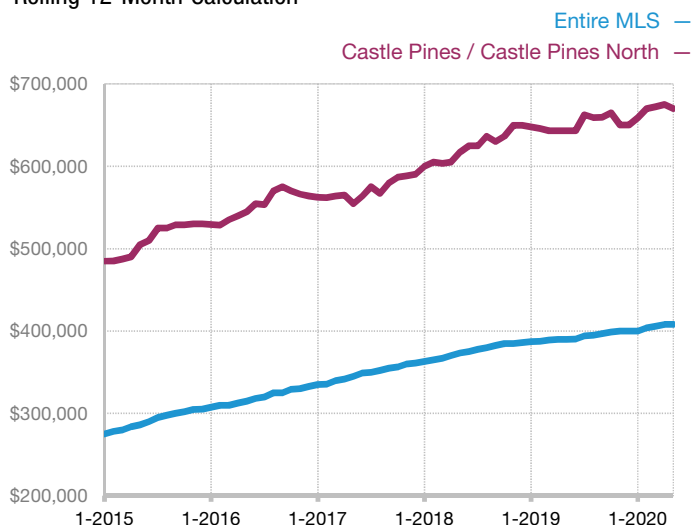
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	70	78	+ 11.4%	--	--	--
Under Contract	15	34	+ 126.7%	100	125	+ 25.0%
New Listings	46	36	- 21.7%	143	185	+ 29.4%
Sold Listings	33	12	- 63.6%	86	91	+ 5.8%
Days on Market Until Sale	43	58	+ 34.9%	45	44	- 2.2%
Median Sales Price*	\$688,888	\$598,000	- 13.2%	\$630,250	\$675,000	+ 7.1%
Average Sales Price*	\$810,304	\$620,064	- 23.5%	\$737,273	\$698,844	- 5.2%
Percent of List Price Received*	98.9%	97.6%	- 1.3%	98.7%	99.1%	+ 0.4%

* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	6	10	+ 66.7%	--	--	--
Under Contract	3	3	0.0%	10	14	+ 40.0%
New Listings	5	1	- 80.0%	15	25	+ 66.7%
Sold Listings	3	1	- 66.7%	8	10	+ 25.0%
Days on Market Until Sale	57	65	+ 14.0%	25	73	+ 192.0%
Median Sales Price*	\$448,000	\$454,990	+ 1.6%	\$446,500	\$445,495	- 0.2%
Average Sales Price*	\$461,667	\$454,990	- 1.4%	\$440,229	\$432,789	- 1.7%
Percent of List Price Received*	97.2%	100.0%	+ 2.9%	98.8%	99.3%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

