

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

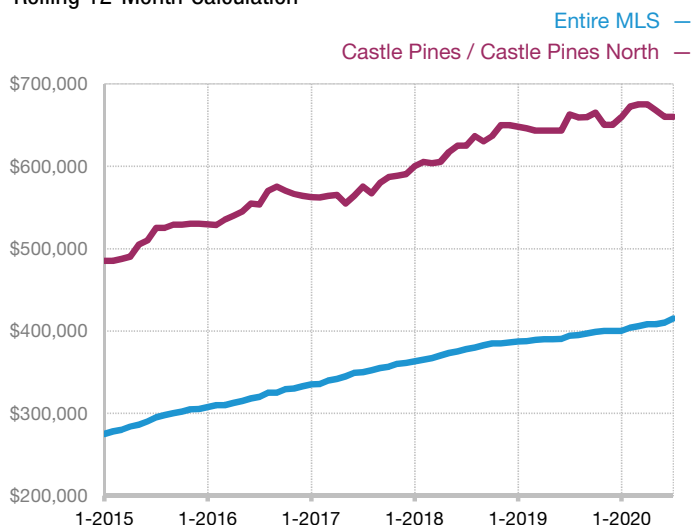
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	79	62	- 21.5%	--	--	--
Under Contract	21	42	+ 100.0%	150	212	+ 41.3%
New Listings	32	41	+ 28.1%	210	272	+ 29.5%
Sold Listings	25	39	+ 56.0%	132	172	+ 30.3%
Days on Market Until Sale	40	47	+ 17.5%	41	44	+ 7.3%
Median Sales Price*	\$720,000	\$700,000	- 2.8%	\$672,450	\$674,998	+ 0.4%
Average Sales Price*	\$838,182	\$761,904	- 9.1%	\$754,638	\$716,749	- 5.0%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	98.7%	99.0%	+ 0.3%

* 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	4	5	+ 25.0%	--	--	--
Under Contract	4	8	+ 100.0%	17	28	+ 64.7%
New Listings	3	2	- 33.3%	20	34	+ 70.0%
Sold Listings	6	8	+ 33.3%	15	22	+ 46.7%
Days on Market Until Sale	57	59	+ 3.5%	38	59	+ 55.3%
Median Sales Price*	\$423,250	\$434,650	+ 2.7%	\$438,990	\$440,500	+ 0.3%
Average Sales Price*	\$412,913	\$437,889	+ 6.0%	\$429,188	\$436,227	+ 1.6%
Percent of List Price Received*	98.3%	99.5%	+ 1.2%	98.6%	99.2%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

