

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

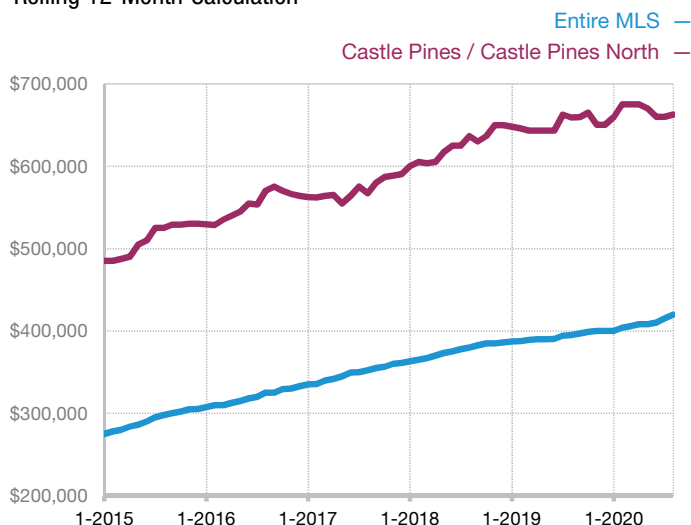
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	68	49	- 27.9%	--	--	--
Under Contract	26	40	+ 53.8%	176	250	+ 42.0%
New Listings	25	34	+ 36.0%	235	306	+ 30.2%
Sold Listings	30	42	+ 40.0%	162	216	+ 33.3%
Days on Market Until Sale	49	47	- 4.1%	43	44	+ 2.3%
Median Sales Price*	\$664,950	\$679,950	+ 2.3%	\$672,450	\$675,000	+ 0.4%
Average Sales Price*	\$705,824	\$818,171	+ 15.9%	\$745,598	\$736,201	- 1.3%
Percent of List Price Received*	98.7%	99.3%	+ 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	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	5	6	+ 20.0%	--	--	--
Under Contract	4	2	- 50.0%	21	30	+ 42.9%
New Listings	5	2	- 60.0%	25	37	+ 48.0%
Sold Listings	2	5	+ 150.0%	17	27	+ 58.8%
Days on Market Until Sale	11	97	+ 781.8%	34	66	+ 94.1%
Median Sales Price*	\$407,250	\$450,380	+ 10.6%	\$438,500	\$443,000	+ 1.0%
Average Sales Price*	\$407,250	\$464,015	+ 13.9%	\$426,607	\$441,373	+ 3.5%
Percent of List Price Received*	101.4%	99.7%	- 1.7%	98.9%	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

