

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

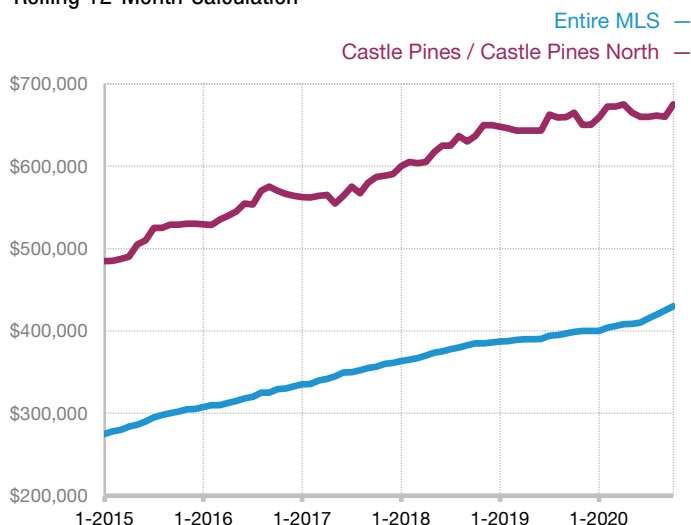
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	62	28	- 54.8%	--	--	--
Under Contract	20	36	+ 80.0%	214	324	+ 51.4%
New Listings	31	31	0.0%	285	365	+ 28.1%
Sold Listings	18	42	+ 133.3%	198	303	+ 53.0%
Days on Market Until Sale	41	48	+ 17.1%	43	46	+ 7.0%
Median Sales Price*	\$620,000	\$742,500	+ 19.8%	\$667,500	\$681,950	+ 2.2%
Average Sales Price*	\$690,208	\$779,133	+ 12.9%	\$739,758	\$739,085	- 0.1%
Percent of List Price Received*	97.8%	99.9%	+ 2.1%	98.6%	99.4%	+ 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	7	9	+ 28.6%	--	--	--
Under Contract	0	3	--	23	35	+ 52.2%
New Listings	4	8	+ 100.0%	29	47	+ 62.1%
Sold Listings	1	2	+ 100.0%	23	32	+ 39.1%
Days on Market Until Sale	17	10	- 41.2%	38	68	+ 78.9%
Median Sales Price*	\$339,500	\$457,508	+ 34.8%	\$438,500	\$445,495	+ 1.6%
Average Sales Price*	\$339,500	\$457,508	+ 34.8%	\$427,426	\$446,937	+ 4.6%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.8%	99.4%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

