

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

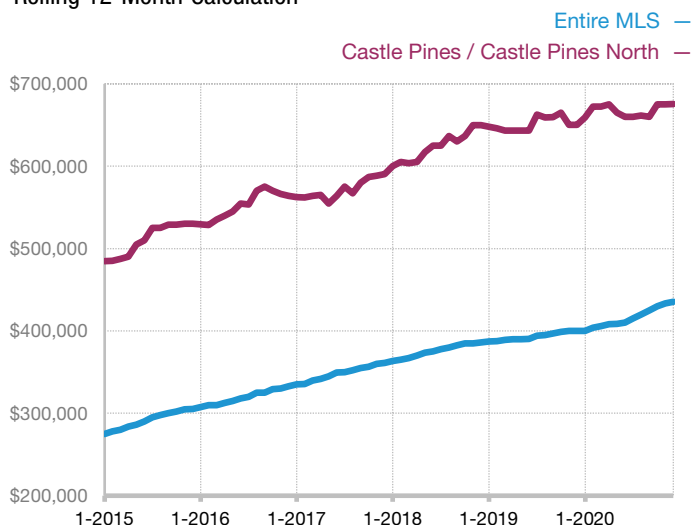
| Single Family                   | December  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2019      | 2020      | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 45        | 10        | - 77.8%                           | --           | --           | --                                |
| Under Contract                  | 9         | 23        | + 155.6%                          | 236          | 368          | + 55.9%                           |
| New Listings                    | 10        | 19        | + 90.0%                           | 311          | 397          | + 27.7%                           |
| Sold Listings                   | 13        | 21        | + 61.5%                           | 229          | 349          | + 52.4%                           |
| Days on Market Until Sale       | 75        | 48        | - 36.0%                           | 45           | 46           | + 2.2%                            |
| Median Sales Price*             | \$655,000 | \$609,851 | - 6.9%                            | \$650,000    | \$675,500    | + 3.9%                            |
| Average Sales Price*            | \$729,001 | \$787,390 | + 8.0%                            | \$729,181    | \$737,839    | + 1.2%                            |
| Percent of List Price Received* | 98.5%     | 97.1%     | - 1.4%                            | 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                 | December  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2019      | 2020      | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 10        | 1         | - 90.0%                           | --           | --           | --                                |
| Under Contract                  | 1         | 5         | + 400.0%                          | 25           | 48           | + 92.0%                           |
| New Listings                    | 1         | 5         | + 400.0%                          | 34           | 52           | + 52.9%                           |
| Sold Listings                   | 1         | 4         | + 300.0%                          | 24           | 39           | + 62.5%                           |
| Days on Market Until Sale       | 81        | 44        | - 45.7%                           | 40           | 66           | + 65.0%                           |
| Median Sales Price*             | \$425,000 | \$432,750 | + 1.8%                            | \$431,750    | \$445,990    | + 3.3%                            |
| Average Sales Price*            | \$425,000 | \$421,623 | - 0.8%                            | \$427,325    | \$447,598    | + 4.7%                            |
| Percent of List Price Received* | 94.4%     | 97.9%     | + 3.7%                            | 98.6%        | 99.3%        | + 0.7%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

