

Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

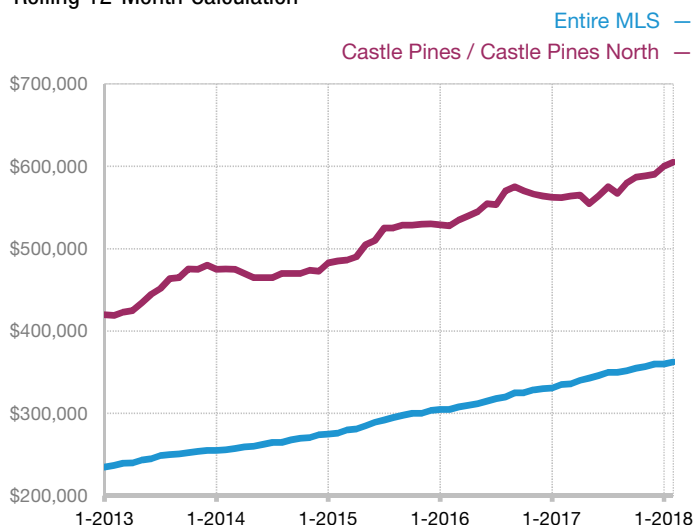
Single Family	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	44	34	- 22.7%	--	--	--
Under Contract	18	13	- 27.8%	30	21	- 30.0%
New Listings	17	16	- 5.9%	39	28	- 28.2%
Sold Listings	13	7	- 46.2%	20	17	- 15.0%
Days on Market Until Sale	92	80	- 13.0%	91	58	- 36.3%
Median Sales Price*	\$507,000	\$615,000	+ 21.3%	\$530,750	\$665,000	+ 25.3%
Average Sales Price*	\$609,000	\$699,286	+ 14.8%	\$606,325	\$689,559	+ 13.7%
Percent of List Price Received*	97.1%	97.7%	+ 0.6%	97.4%	98.7%	+ 1.3%

* 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	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	1	1	0.0%	4	1	- 75.0%
New Listings	3	2	- 33.3%	5	2	- 60.0%
Sold Listings	3	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	11	0	- 100.0%	11	6	- 45.5%
Median Sales Price*	\$378,500	\$0	- 100.0%	\$378,500	\$388,000	+ 2.5%
Average Sales Price*	\$383,433	\$0	- 100.0%	\$383,433	\$388,000	+ 1.2%
Percent of List Price Received*	98.3%	0.0%	- 100.0%	98.3%	98.2%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

