

# Local Market Update for December 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

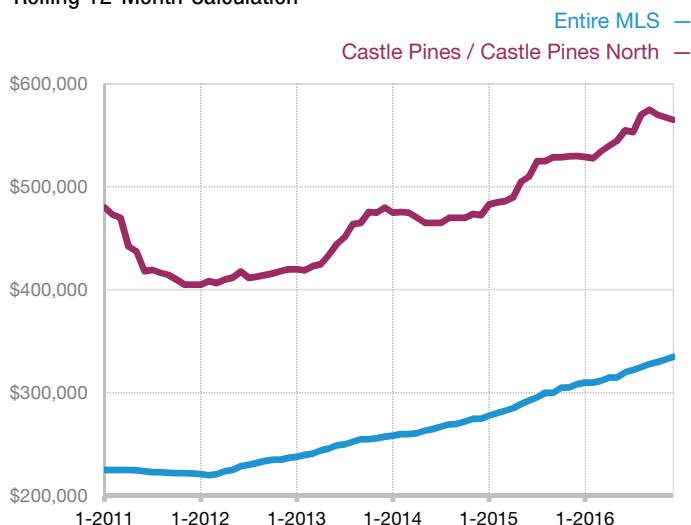
Single Family	December			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	44	30	- 31.8%	--	--	--
Under Contract	6	9	+ 50.0%	211	209	- 0.9%
New Listings	6	5	- 16.7%	270	278	+ 3.0%
Sold Listings	13	9	- 30.8%	222	202	- 9.0%
Days on Market Until Sale	57	73	+ 28.1%	41	42	+ 2.4%
Median Sales Price*	\$567,500	\$517,500	- 8.8%	\$529,975	\$565,000	+ 6.6%
Average Sales Price*	\$566,885	\$551,611	- 2.7%	\$588,487	\$642,669	+ 9.2%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.3%	98.4%	+ 0.1%

\* 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	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	19	16	- 15.8%
New Listings	0	1	--	19	19	0.0%
Sold Listings	1	1	0.0%	19	17	- 10.5%
Days on Market Until Sale	1	9	+ 800.0%	14	15	+ 7.1%
Median Sales Price*	\$325,000	\$385,000	+ 18.5%	\$342,000	\$350,000	+ 2.3%
Average Sales Price*	\$325,000	\$385,000	+ 18.5%	\$349,111	\$349,171	+ 0.0%
Percent of List Price Received*	103.2%	101.3%	- 1.8%	99.9%	99.8%	- 0.1%

\* 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

