

# Local Market Update for June 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

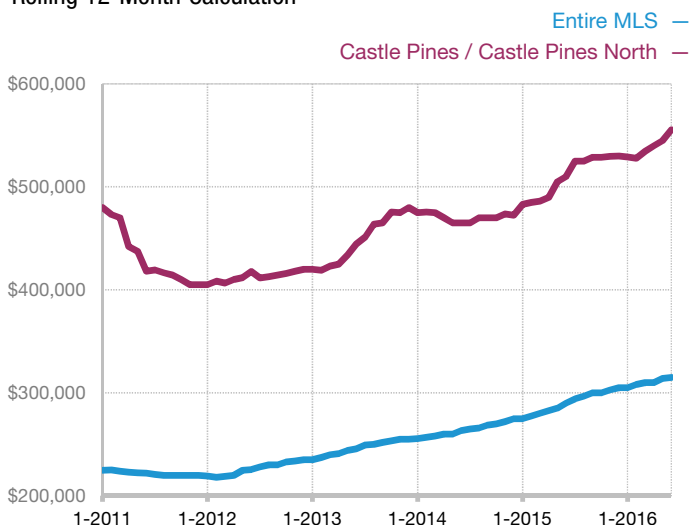
Single Family	June			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 06-2015	Thru 06-2016	Percent Change from Previous Year
Inventory of Active Listings	67	52	- 22.4%	--	--	--
Under Contract	20	21	+ 5.0%	121	119	- 1.7%
New Listings	27	34	+ 25.9%	169	164	- 3.0%
Sold Listings	22	38	+ 72.7%	116	99	- 14.7%
Days on Market Until Sale	27	41	+ 51.9%	40	46	+ 15.0%
Median Sales Price*	\$539,200	<b>\$584,000</b>	+ 8.3%	\$529,725	<b>\$582,000</b>	+ 9.9%
Average Sales Price*	\$623,390	<b>\$690,218</b>	+ 10.7%	\$580,972	<b>\$678,689</b>	+ 16.8%
Percent of List Price Received*	98.3%	<b>98.6%</b>	+ 0.3%	98.5%	<b>98.3%</b>	- 0.2%

\* 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	June			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 06-2015	Thru 06-2016	Percent Change from Previous Year
Inventory of Active Listings	0	3	--	--	--	--
Under Contract	4	3	- 25.0%	12	9	- 25.0%
New Listings	2	3	+ 50.0%	11	12	+ 9.1%
Sold Listings	3	1	- 66.7%	9	7	- 22.2%
Days on Market Until Sale	11	2	- 81.8%	16	2	- 87.5%
Median Sales Price*	\$350,000	<b>\$315,000</b>	- 10.0%	\$350,000	<b>\$325,000</b>	- 7.1%
Average Sales Price*	\$345,000	<b>\$315,000</b>	- 8.7%	\$357,333	<b>\$332,857</b>	- 6.8%
Percent of List Price Received*	98.6%	<b>106.8%</b>	+ 8.3%	100.7%	<b>100.7%</b>	0.0%

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



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

