

# Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

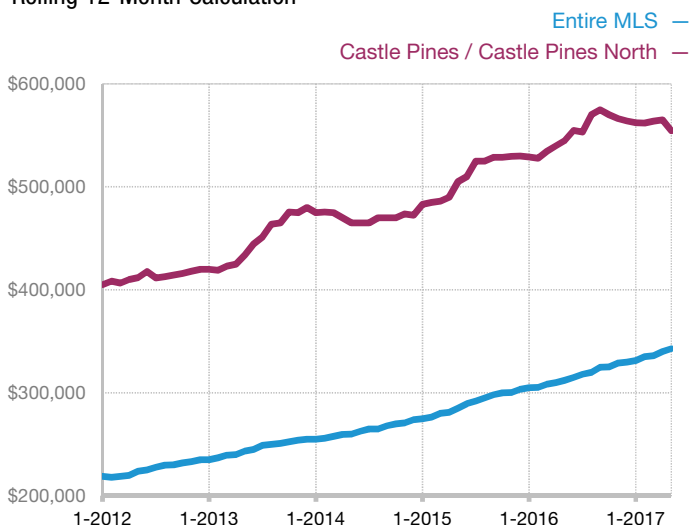
Single Family	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	50	42	- 16.0%	--	--	--
Under Contract	34	30	- 11.8%	98	112	+ 14.3%
New Listings	38	29	- 23.7%	130	133	+ 2.3%
Sold Listings	19	26	+ 36.8%	61	87	+ 42.6%
Days on Market Until Sale	35	44	+ 25.7%	49	51	+ 4.1%
Median Sales Price*	\$643,000	\$525,390	- 18.3%	\$577,000	\$560,000	- 2.9%
Average Sales Price*	\$739,184	\$633,932	- 14.2%	\$671,507	\$653,548	- 2.7%
Percent of List Price Received*	97.9%	98.7%	+ 0.8%	98.1%	98.5%	+ 0.4%

\* 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	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	3	3	0.0%	--	--	--
Under Contract	0	0	--	6	6	0.0%
New Listings	3	2	- 33.3%	9	8	- 11.1%
Sold Listings	2	1	- 50.0%	7	6	- 14.3%
Days on Market Until Sale	3	4	+ 33.3%	3	9	+ 200.0%
Median Sales Price*	\$346,000	\$440,000	+ 27.2%	\$336,000	\$377,650	+ 12.4%
Average Sales Price*	\$346,000	\$440,000	+ 27.2%	\$335,857	\$378,883	+ 12.8%
Percent of List Price Received*	100.0%	97.8%	- 2.2%	99.8%	98.5%	- 1.3%

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



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

