

# Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

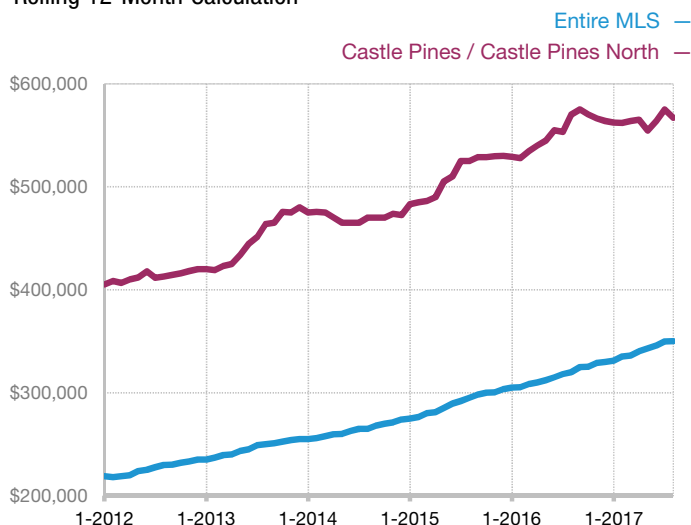
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	71	53	- 25.4%	--	--	--
Under Contract	16	25	+ 56.3%	149	169	+ 13.4%
New Listings	20	37	+ 85.0%	219	221	+ 0.9%
Sold Listings	19	18	- 5.3%	134	153	+ 14.2%
Days on Market Until Sale	28	23	- 17.9%	41	43	+ 4.9%
Median Sales Price*	\$670,000	\$583,000	- 13.0%	\$584,000	\$589,000	+ 0.9%
Average Sales Price*	\$776,763	\$580,145	- 25.3%	\$684,541	\$658,277	- 3.8%
Percent of List Price Received*	97.6%	98.8%	+ 1.2%	98.3%	98.6%	+ 0.3%

\* 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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	4	0	- 100.0%	14	13	- 7.1%
New Listings	4	1	- 75.0%	17	13	- 23.5%
Sold Listings	2	3	+ 50.0%	12	13	+ 8.3%
Days on Market Until Sale	10	12	+ 20.0%	6	17	+ 183.3%
Median Sales Price*	\$360,000	\$394,000	+ 9.4%	\$340,500	\$394,000	+ 15.7%
Average Sales Price*	\$360,000	\$380,000	+ 5.6%	\$340,825	\$392,331	+ 15.1%
Percent of List Price Received*	98.6%	100.4%	+ 1.8%	99.9%	99.0%	- 0.9%

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



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

