

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

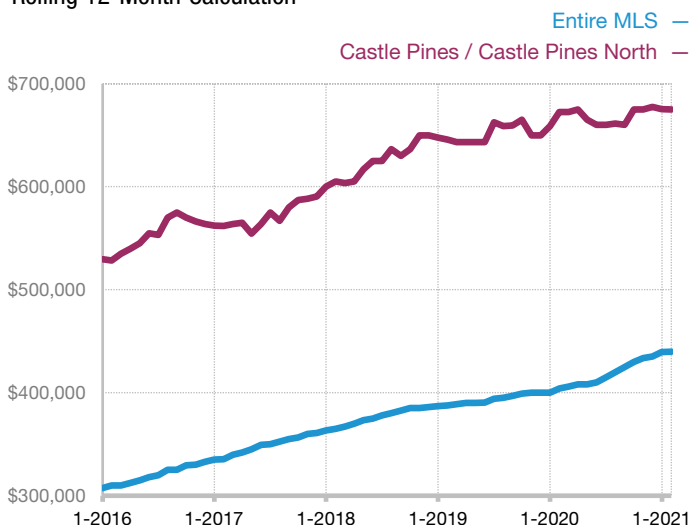
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	61	3	- 95.1%	--	--	--
Under Contract	20	19	- 5.0%	43	38	- 11.6%
New Listings	29	15	- 48.3%	66	32	- 51.5%
Sold Listings	19	20	+ 5.3%	33	36	+ 9.1%
Days on Market Until Sale	41	11	- 73.2%	50	20	- 60.0%
Median Sales Price*	\$742,500	<b>\$707,500</b>	- 4.7%	\$709,000	<b>\$695,000</b>	- 2.0%
Average Sales Price*	\$749,482	<b>\$772,235</b>	+ 3.0%	\$730,126	<b>\$766,421</b>	+ 5.0%
Percent of List Price Received*	99.7%	<b>99.3%</b>	- 0.4%	99.2%	<b>99.4%</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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	12	3	- 75.0%	--	--	--
Under Contract	1	4	+ 300.0%	3	6	+ 100.0%
New Listings	5	2	- 60.0%	15	6	- 60.0%
Sold Listings	1	1	0.0%	2	6	+ 200.0%
Days on Market Until Sale	90	0	- 100.0%	47	56	+ 19.1%
Median Sales Price*	\$445,000	<b>\$620,293</b>	+ 39.4%	\$387,500	<b>\$603,756</b>	+ 55.8%
Average Sales Price*	\$445,000	<b>\$620,293</b>	+ 39.4%	\$387,500	<b>\$565,112</b>	+ 45.8%
Percent of List Price Received*	96.7%	<b>100.0%</b>	+ 3.4%	97.0%	<b>99.4%</b>	+ 2.5%

\* 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

