

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

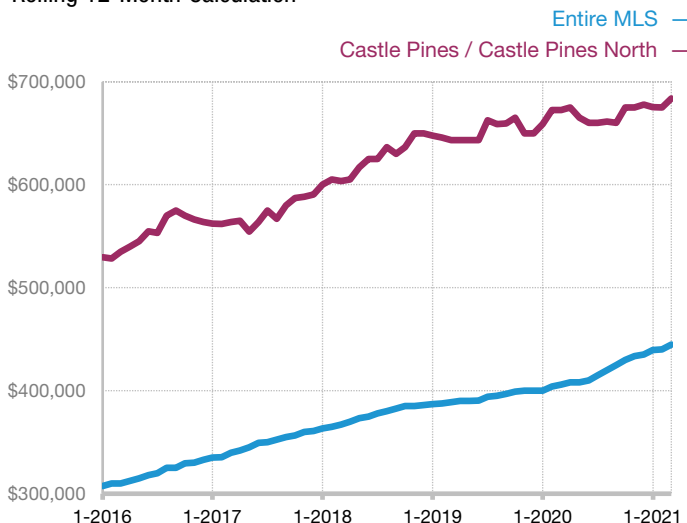
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	88	2	- 97.7%	--	--	--
Under Contract	18	23	+ 27.8%	61	60	- 1.6%
New Listings	46	23	- 50.0%	112	55	- 50.9%
Sold Listings	23	25	+ 8.7%	56	61	+ 8.9%
Days on Market Until Sale	64	23	- 64.1%	56	21	- 62.5%
Median Sales Price*	\$639,900	\$765,000	+ 19.5%	\$675,250	\$740,000	+ 9.6%
Average Sales Price*	\$666,684	\$852,384	+ 27.9%	\$704,070	\$801,652	+ 13.9%
Percent of List Price Received*	98.6%	102.3%	+ 3.8%	99.0%	100.6%	+ 1.6%

* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	10	1	- 90.0%	--	--	--
Under Contract	4	4	0.0%	7	10	+ 42.9%
New Listings	3	2	- 33.3%	18	8	- 55.6%
Sold Listings	4	5	+ 25.0%	6	11	+ 83.3%
Days on Market Until Sale	58	23	- 60.3%	54	41	- 24.1%
Median Sales Price*	\$433,050	\$485,030	+ 12.0%	\$433,050	\$517,305	+ 19.5%
Average Sales Price*	\$436,523	\$482,689	+ 10.6%	\$420,182	\$527,647	+ 25.6%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	98.9%	99.7%	+ 0.8%

* 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

