

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

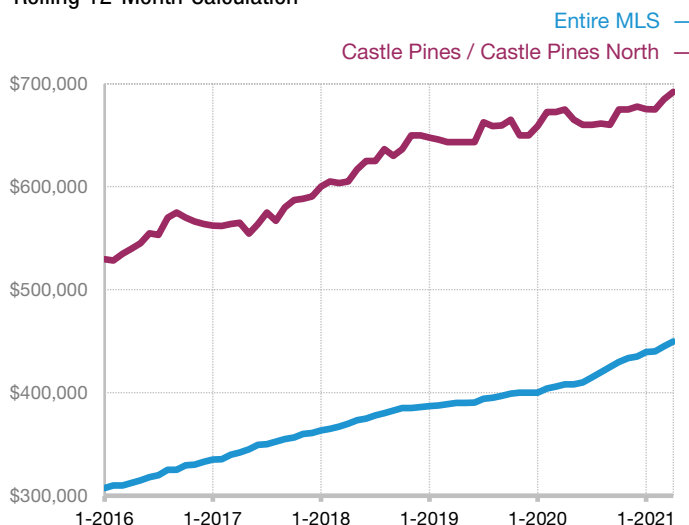
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	87	9	- 89.7%	--	--	--
Under Contract	31	20	- 35.5%	92	79	- 14.1%
New Listings	38	25	- 34.2%	150	80	- 46.7%
Sold Listings	29	25	- 13.8%	85	88	+ 3.5%
Days on Market Until Sale	20	12	- 40.0%	44	19	- 56.8%
Median Sales Price*	\$698,400	<b>\$890,000</b>	+ 27.4%	\$685,000	<b>\$802,500</b>	+ 17.2%
Average Sales Price*	\$714,081	<b>\$971,439</b>	+ 36.0%	\$707,485	<b>\$849,192</b>	+ 20.0%
Percent of List Price Received*	99.9%	<b>103.4%</b>	+ 3.5%	99.3%	<b>101.4%</b>	+ 2.1%

\* 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	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	12	1	- 91.7%	--	--	--
Under Contract	4	3	- 25.0%	11	13	+ 18.2%
New Listings	6	4	- 33.3%	24	12	- 50.0%
Sold Listings	3	6	+ 100.0%	9	17	+ 88.9%
Days on Market Until Sale	115	14	- 87.8%	74	31	- 58.1%
Median Sales Price*	\$445,990	<b>\$509,740</b>	+ 14.3%	\$445,000	<b>\$510,940</b>	+ 14.8%
Average Sales Price*	\$450,603	<b>\$524,479</b>	+ 16.4%	\$430,322	<b>\$526,529</b>	+ 22.4%
Percent of List Price Received*	100.0%	<b>101.9%</b>	+ 1.9%	99.3%	<b>100.5%</b>	+ 1.2%

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



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

