

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

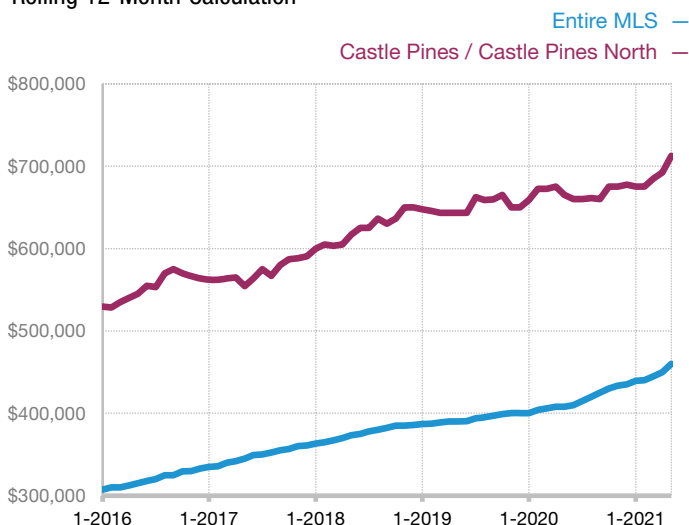
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	85	12	- 85.9%	--	--	--
Under Contract	34	24	- 29.4%	126	102	- 19.0%
New Listings	36	28	- 22.2%	186	108	- 41.9%
Sold Listings	15	21	+ 40.0%	100	109	+ 9.0%
Days on Market Until Sale	50	24	- 52.0%	45	20	- 55.6%
Median Sales Price*	\$590,000	\$795,000	+ 34.7%	\$669,998	\$800,000	+ 19.4%
Average Sales Price*	\$605,483	\$970,363	+ 60.3%	\$692,185	\$872,537	+ 26.1%
Percent of List Price Received*	98.2%	104.8%	+ 6.7%	99.1%	102.0%	+ 2.9%

* 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	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	10	1	- 90.0%	--	--	--
Under Contract	4	5	+ 25.0%	15	18	+ 20.0%
New Listings	2	5	+ 150.0%	26	17	- 34.6%
Sold Listings	1	5	+ 400.0%	10	22	+ 120.0%
Days on Market Until Sale	65	14	- 78.5%	73	27	- 63.0%
Median Sales Price*	\$454,990	\$500,720	+ 10.1%	\$445,495	\$509,740	+ 14.4%
Average Sales Price*	\$454,990	\$497,262	+ 9.3%	\$432,789	\$519,877	+ 20.1%
Percent of List Price Received*	100.0%	103.6%	+ 3.6%	99.3%	101.2%	+ 1.9%

* 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

