

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

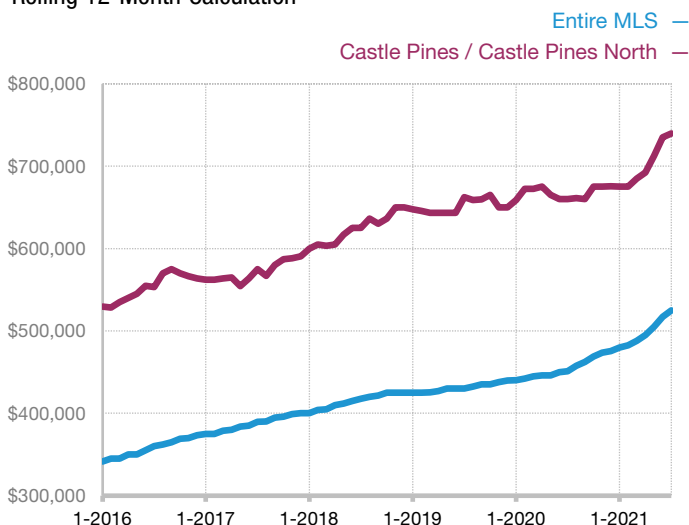
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	79	24	- 69.6%	--	--	--
Under Contract	40	31	- 22.5%	210	169	- 19.5%
New Listings	41	34	- 17.1%	273	190	- 30.4%
Sold Listings	40	34	- 15.0%	178	165	- 7.3%
Days on Market Until Sale	47	11	- 76.6%	44	16	- 63.6%
Median Sales Price*	\$707,500	\$843,000	+ 19.2%	\$674,998	\$805,000	+ 19.3%
Average Sales Price*	\$762,232	\$951,043	+ 24.8%	\$714,445	\$900,220	+ 26.0%
Percent of List Price Received*	99.1%	102.7%	+ 3.6%	99.0%	102.6%	+ 3.6%

* 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	6	1	- 83.3%	--	--	--
Under Contract	8	4	- 50.0%	29	25	- 13.8%
New Listings	3	4	+ 33.3%	36	24	- 33.3%
Sold Listings	8	6	- 25.0%	22	32	+ 45.5%
Days on Market Until Sale	59	4	- 93.2%	59	20	- 66.1%
Median Sales Price*	\$434,650	\$559,500	+ 28.7%	\$440,500	\$520,700	+ 18.2%
Average Sales Price*	\$437,889	\$558,421	+ 27.5%	\$436,227	\$537,042	+ 23.1%
Percent of List Price Received*	99.5%	104.9%	+ 5.4%	99.2%	102.4%	+ 3.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

