

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

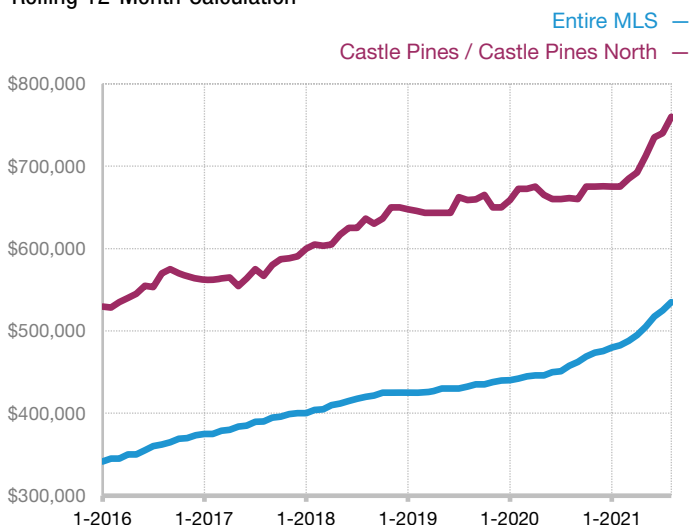
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	65	17	- 73.8%	--	--	--
Under Contract	39	29	- 25.6%	249	198	- 20.5%
New Listings	34	24	- 29.4%	307	214	- 30.3%
Sold Listings	43	33	- 23.3%	221	198	- 10.4%
Days on Market Until Sale	48	15	- 68.8%	45	16	- 64.4%
Median Sales Price*	\$679,900	\$830,000	+ 22.1%	\$675,000	\$807,500	+ 19.6%
Average Sales Price*	\$813,795	\$918,666	+ 12.9%	\$733,775	\$903,295	+ 23.1%
Percent of List Price Received*	99.2%	100.9%	+ 1.7%	99.0%	102.4%	+ 3.4%

* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	6	2	- 66.7%	--	--	--
Under Contract	2	1	- 50.0%	31	26	- 16.1%
New Listings	2	3	+ 50.0%	38	27	- 28.9%
Sold Listings	5	1	- 80.0%	27	33	+ 22.2%
Days on Market Until Sale	97	3	- 96.9%	66	19	- 71.2%
Median Sales Price*	\$450,380	\$625,000	+ 38.8%	\$443,000	\$521,400	+ 17.7%
Average Sales Price*	\$464,015	\$625,000	+ 34.7%	\$441,373	\$539,707	+ 22.3%
Percent of List Price Received*	99.7%	103.3%	+ 3.6%	99.3%	102.5%	+ 3.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

