

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

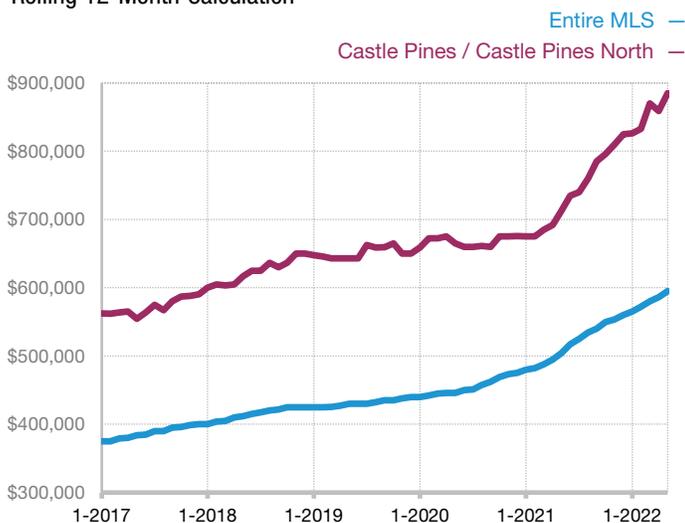
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	20	19	- 5.0%	--	--	--
Under Contract	24	39	+ 62.5%	102	134	+ 31.4%
New Listings	28	42	+ 50.0%	108	146	+ 35.2%
Sold Listings	21	40	+ 90.5%	110	104	- 5.5%
Days on Market Until Sale	24	11	- 54.2%	20	15	- 25.0%
Median Sales Price*	\$795,000	<b>\$975,000</b>	+ 22.6%	\$800,000	<b>\$970,000</b>	+ 21.3%
Average Sales Price*	\$970,363	<b>\$1,055,928</b>	+ 8.8%	\$872,695	<b>\$1,075,929</b>	+ 23.3%
Percent of List Price Received*	104.8%	<b>103.8%</b>	- 1.0%	102.0%	<b>104.6%</b>	+ 2.5%

\* 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		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	5	0	- 100.0%	18	8	- 55.6%
New Listings	5	2	- 60.0%	17	6	- 64.7%
Sold Listings	5	4	- 20.0%	22	7	- 68.2%
Days on Market Until Sale	14	55	+ 292.9%	27	51	+ 88.9%
Median Sales Price*	\$500,720	<b>\$694,069</b>	+ 38.6%	\$509,740	<b>\$699,342</b>	+ 37.2%
Average Sales Price*	\$497,262	<b>\$666,115</b>	+ 34.0%	\$519,877	<b>\$676,955</b>	+ 30.2%
Percent of List Price Received*	103.6%	<b>103.3%</b>	- 0.3%	101.2%	<b>102.4%</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

