

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

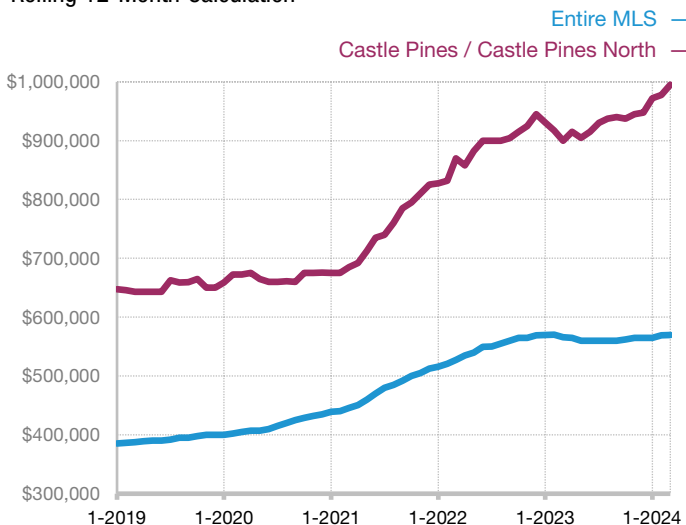
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	42	31	- 26.2%	--	--	--
Under Contract	29	23	- 20.7%	68	61	- 10.3%
New Listings	34	23	- 32.4%	80	64	- 20.0%
Sold Listings	19	18	- 5.3%	50	47	- 6.0%
Days on Market Until Sale	29	55	+ 89.7%	43	64	+ 48.8%
Median Sales Price*	\$875,000	\$1,075,000	+ 22.9%	\$853,500	\$1,050,000	+ 23.0%
Average Sales Price*	\$1,119,321	\$1,177,806	+ 5.2%	\$998,324	\$1,151,464	+ 15.3%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	98.4%	98.8%	+ 0.4%

\* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	9	5	- 44.4%	--	--	--
Under Contract	1	11	+ 1000.0%	7	19	+ 171.4%
New Listings	8	8	0.0%	12	10	- 16.7%
Sold Listings	3	5	+ 66.7%	7	13	+ 85.7%
Days on Market Until Sale	46	80	+ 73.9%	70	88	+ 25.7%
Median Sales Price*	\$590,000	\$524,990	- 11.0%	\$615,000	\$559,990	- 8.9%
Average Sales Price*	\$558,467	\$544,992	- 2.4%	\$608,614	\$582,678	- 4.3%
Percent of List Price Received*	98.0%	100.3%	+ 2.3%	98.5%	100.1%	+ 1.6%

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



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

