

# Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

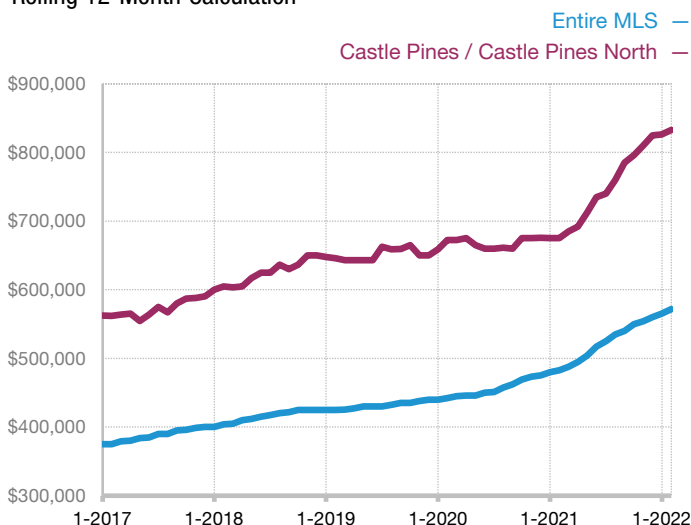
Single Family	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Inventory of Active Listings	10	8	- 20.0%	--	--	--
Under Contract	18	25	+ 38.9%	37	50	+ 35.1%
New Listings	15	24	+ 60.0%	32	48	+ 50.0%
Sold Listings	21	21	0.0%	37	30	- 18.9%
Days on Market Until Sale	13	11	- 15.4%	21	15	- 28.6%
Median Sales Price*	\$735,000	\$1,197,000	+ 62.9%	\$710,000	\$935,138	+ 31.7%
Average Sales Price*	\$777,838	\$1,198,130	+ 54.0%	\$769,758	\$1,122,433	+ 45.8%
Percent of List Price Received*	99.4%	104.0%	+ 4.6%	99.5%	103.2%	+ 3.7%

\* 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	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Inventory of Active Listings	3	0	- 100.0%	--	--	--
Under Contract	4	1	- 75.0%	6	4	- 33.3%
New Listings	2	0	- 100.0%	6	0	- 100.0%
Sold Listings	1	0	- 100.0%	6	0	- 100.0%
Days on Market Until Sale	0	0	--	56	0	- 100.0%
Median Sales Price*	\$620,293	\$0	- 100.0%	\$603,756	\$0	- 100.0%
Average Sales Price*	\$620,293	\$0	- 100.0%	\$565,112	\$0	- 100.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.4%	0.0%	- 100.0%

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



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

