

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

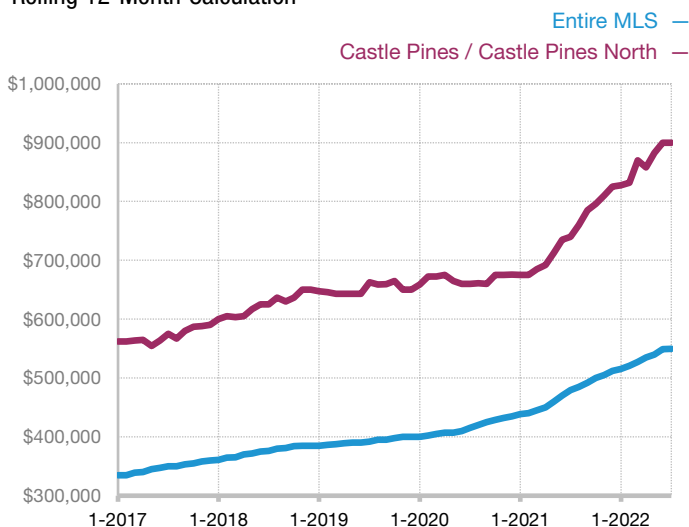
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	31	36	+ 16.1%	--	--	--
Under Contract	31	30	- 3.2%	169	187	+ 10.7%
New Listings	34	32	- 5.9%	187	221	+ 18.2%
Sold Listings	34	28	- 17.6%	165	161	- 2.4%
Days on Market Until Sale	11	13	+ 18.2%	16	15	- 6.3%
Median Sales Price*	\$843,000	\$897,500	+ 6.5%	\$805,000	\$955,000	+ 18.6%
Average Sales Price*	\$951,043	\$1,082,411	+ 13.8%	\$900,965	\$1,080,177	+ 19.9%
Percent of List Price Received*	102.7%	99.9%	- 2.7%	102.7%	103.5%	+ 0.8%

* 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	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	2	7	+ 250.0%	--	--	--
Under Contract	3	3	0.0%	24	16	- 33.3%
New Listings	4	6	+ 50.0%	24	21	- 12.5%
Sold Listings	6	3	- 50.0%	32	14	- 56.3%
Days on Market Until Sale	4	3	- 25.0%	20	29	+ 45.0%
Median Sales Price*	\$559,500	\$570,000	+ 1.9%	\$520,700	\$604,750	+ 16.1%
Average Sales Price*	\$558,421	\$497,333	- 10.9%	\$537,042	\$613,192	+ 14.2%
Percent of List Price Received*	104.9%	103.5%	- 1.3%	102.4%	101.9%	- 0.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

