

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

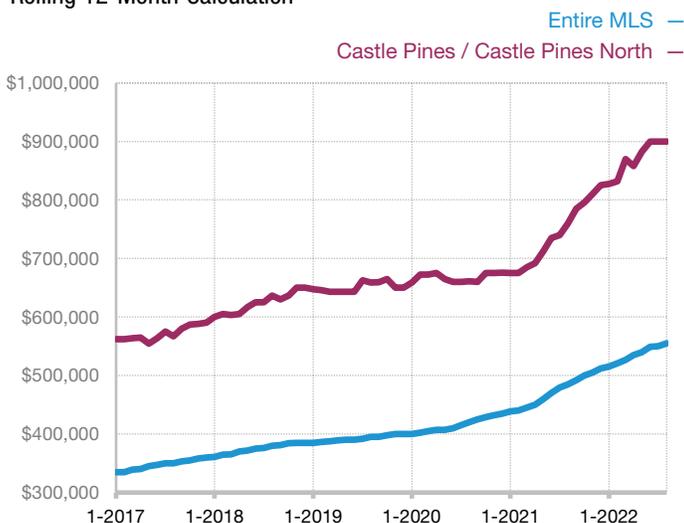
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	24	37	+ 54.2%	--	--	--
Under Contract	29	29	0.0%	198	215	+ 8.6%
New Listings	24	34	+ 41.7%	211	255	+ 20.9%
Sold Listings	33	26	- 21.2%	198	187	- 5.6%
Days on Market Until Sale	15	23	+ 53.3%	16	16	0.0%
Median Sales Price*	\$830,000	\$860,000	+ 3.6%	\$807,500	\$931,000	+ 15.3%
Average Sales Price*	\$918,666	\$931,411	+ 1.4%	\$903,915	\$1,059,493	+ 17.2%
Percent of List Price Received*	100.9%	98.7%	- 2.2%	102.4%	102.9%	+ 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.

Townhouse/Condo	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	4	5	+ 25.0%	--	--	--
Under Contract	1	5	+ 400.0%	25	21	- 16.0%
New Listings	3	4	+ 33.3%	27	25	- 7.4%
Sold Listings	1	1	0.0%	33	15	- 54.5%
Days on Market Until Sale	3	25	+ 733.3%	19	28	+ 47.4%
Median Sales Price*	\$625,000	\$710,000	+ 13.6%	\$521,400	\$605,000	+ 16.0%
Average Sales Price*	\$625,000	\$710,000	+ 13.6%	\$539,707	\$619,646	+ 14.8%
Percent of List Price Received*	103.3%	95.9%	- 7.2%	102.5%	101.5%	- 1.0%

\* 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

