

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

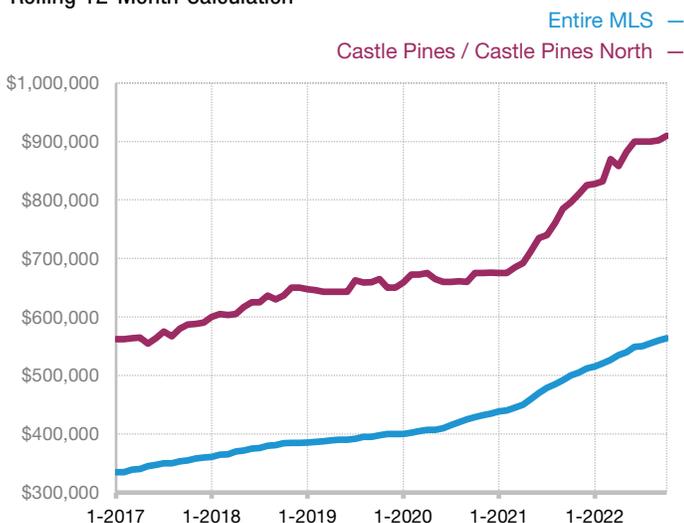
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	32	45	+ 40.6%	--	--	--
Under Contract	22	18	- 18.2%	248	248	0.0%
New Listings	25	20	- 20.0%	272	307	+ 12.9%
Sold Listings	21	18	- 14.3%	249	236	- 5.2%
Days on Market Until Sale	15	27	+ 80.0%	16	18	+ 12.5%
Median Sales Price*	\$776,000	\$902,500	+ 16.3%	\$810,000	\$928,000	+ 14.6%
Average Sales Price*	\$938,101	\$1,031,506	+ 10.0%	\$921,562	\$1,056,164	+ 14.6%
Percent of List Price Received*	102.2%	97.2%	- 4.9%	102.1%	101.9%	- 0.2%

* 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	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	5	5	0.0%	--	--	--
Under Contract	6	2	- 66.7%	36	25	- 30.6%
New Listings	6	0	- 100.0%	39	29	- 25.6%
Sold Listings	3	2	- 33.3%	38	23	- 39.5%
Days on Market Until Sale	6	3	- 50.0%	21	26	+ 23.8%
Median Sales Price*	\$514,900	\$477,500	- 7.3%	\$518,653	\$590,000	+ 13.8%
Average Sales Price*	\$528,633	\$477,500	- 9.7%	\$533,585	\$598,849	+ 12.2%
Percent of List Price Received*	100.8%	102.4%	+ 1.6%	102.2%	100.9%	- 1.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

