

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

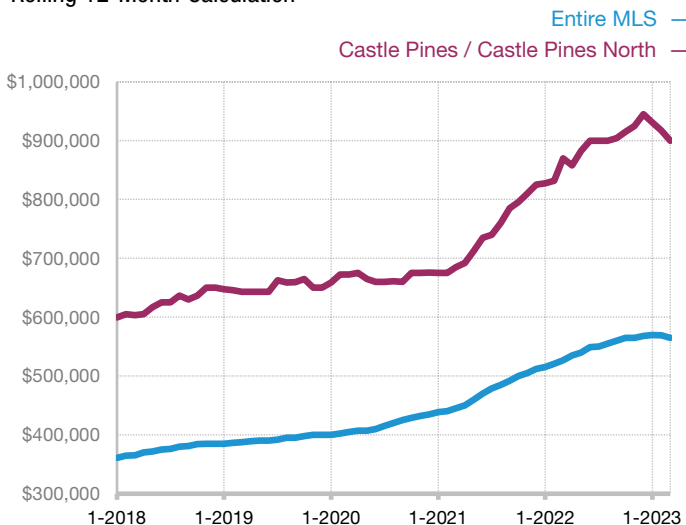
Single Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	18	32	+ 77.8%	--	--	--
Under Contract	14	32	+ 128.6%	61	71	+ 16.4%
New Listings	16	34	+ 112.5%	64	80	+ 25.0%
Sold Listings	24	19	- 20.8%	54	50	- 7.4%
Days on Market Until Sale	21	29	+ 38.1%	17	43	+ 152.9%
Median Sales Price*	\$977,438	\$875,000	- 10.5%	\$977,438	\$853,500	- 12.7%
Average Sales Price*	\$1,061,187	\$1,119,321	+ 5.5%	\$1,095,213	\$998,324	- 8.8%
Percent of List Price Received*	106.5%	100.0%	- 6.1%	104.7%	98.4%	- 6.0%

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

Townhouse/Condo	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	1	9	+ 800.0%	--	--	--
Under Contract	2	1	- 50.0%	6	7	+ 16.7%
New Listings	3	8	+ 166.7%	3	12	+ 300.0%
Sold Listings	1	3	+ 200.0%	1	7	+ 600.0%
Days on Market Until Sale	34	46	+ 35.3%	34	70	+ 105.9%
Median Sales Price*	\$727,280	\$590,000	- 18.9%	\$727,280	\$615,000	- 15.4%
Average Sales Price*	\$727,280	\$558,467	- 23.2%	\$727,280	\$608,614	- 16.3%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	100.0%	98.5%	- 1.5%

\* 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

