

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

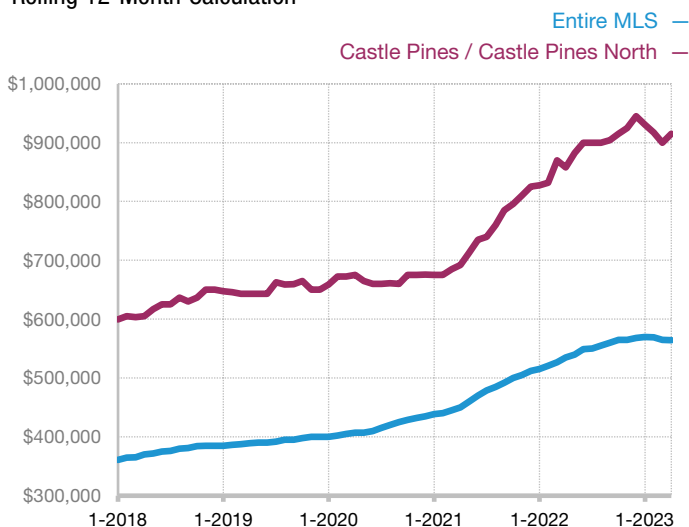
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	24	38	+ 58.3%	--	--	--
Under Contract	30	28	- 6.7%	91	97	+ 6.6%
New Listings	39	34	- 12.8%	103	114	+ 10.7%
Sold Listings	10	28	+ 180.0%	64	78	+ 21.9%
Days on Market Until Sale	14	36	+ 157.1%	17	41	+ 141.2%
Median Sales Price*	\$837,500	\$1,020,000	+ 21.8%	\$967,500	\$907,500	- 6.2%
Average Sales Price*	\$1,051,805	\$1,126,117	+ 7.1%	\$1,088,430	\$1,044,198	- 4.1%
Percent of List Price Received*	107.3%	98.5%	- 8.2%	105.1%	98.5%	- 6.3%

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	2	10	+ 400.0%	--	--	--
Under Contract	1	7	+ 600.0%	7	14	+ 100.0%
New Listings	2	8	+ 300.0%	5	20	+ 300.0%
Sold Listings	2	1	- 50.0%	3	8	+ 166.7%
Days on Market Until Sale	54	3	- 94.4%	47	62	+ 31.9%
Median Sales Price*	\$673,473	\$559,000	- 17.0%	\$727,280	\$602,500	- 17.2%
Average Sales Price*	\$673,473	\$559,000	- 17.0%	\$691,408	\$602,413	- 12.9%
Percent of List Price Received*	101.6%	99.0%	- 2.6%	101.1%	98.6%	- 2.5%

* 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

