

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

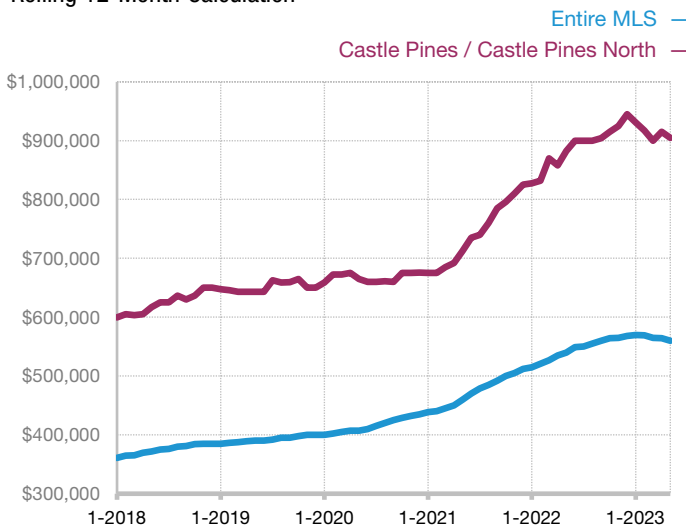
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	28	33	+ 17.9%	--	--	--
Under Contract	34	23	- 32.4%	125	120	- 4.0%
New Listings	41	25	- 39.0%	144	139	- 3.5%
Sold Listings	40	28	- 30.0%	104	106	+ 1.9%
Days on Market Until Sale	11	36	+ 227.3%	15	40	+ 166.7%
Median Sales Price*	\$975,000	\$925,000	- 5.1%	\$970,000	\$920,000	- 5.2%
Average Sales Price*	\$1,055,928	\$1,161,565	+ 10.0%	\$1,075,929	\$1,075,201	- 0.1%
Percent of List Price Received*	103.8%	99.2%	- 4.4%	104.6%	98.7%	- 5.6%

* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	3	12	+ 300.0%	--	--	--
Under Contract	1	3	+ 200.0%	8	17	+ 112.5%
New Listings	2	5	+ 150.0%	7	25	+ 257.1%
Sold Listings	4	7	+ 75.0%	7	15	+ 114.3%
Days on Market Until Sale	55	46	- 16.4%	51	55	+ 7.8%
Median Sales Price*	\$694,069	\$568,880	- 18.0%	\$699,342	\$578,510	- 17.3%
Average Sales Price*	\$666,115	\$580,164	- 12.9%	\$676,955	\$592,030	- 12.5%
Percent of List Price Received*	103.3%	100.2%	- 3.0%	102.4%	99.3%	- 3.0%

* 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

