

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

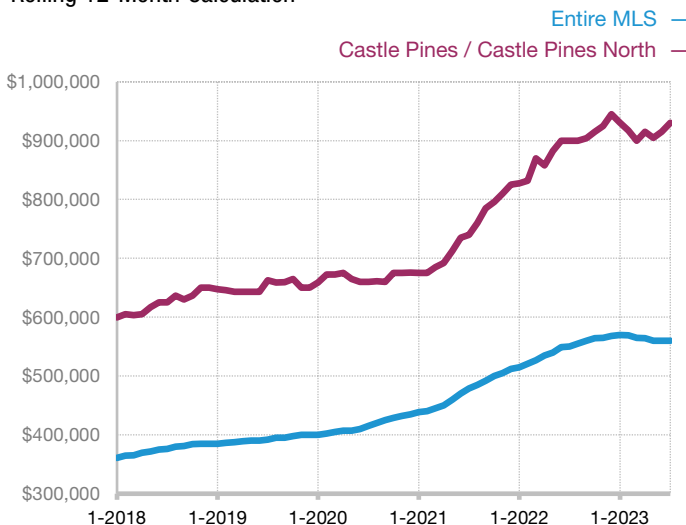
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	42	33	- 21.4%	--	--	--
Under Contract	29	13	- 55.2%	181	158	- 12.7%
New Listings	32	18	- 43.8%	220	183	- 16.8%
Sold Listings	28	19	- 32.1%	161	150	- 6.8%
Days on Market Until Sale	13	30	+ 130.8%	15	35	+ 133.3%
Median Sales Price*	\$897,500	\$950,000	+ 5.8%	\$955,000	\$942,446	- 1.3%
Average Sales Price*	\$1,082,411	\$1,125,437	+ 4.0%	\$1,080,177	\$1,088,170	+ 0.7%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	103.5%	98.9%	- 4.4%

* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	9	11	+ 22.2%	--	--	--
Under Contract	4	2	- 50.0%	16	28	+ 75.0%
New Listings	6	4	- 33.3%	22	37	+ 68.2%
Sold Listings	3	6	+ 100.0%	14	25	+ 78.6%
Days on Market Until Sale	3	57	+ 1800.0%	29	51	+ 75.9%
Median Sales Price*	\$570,000	\$574,000	+ 0.7%	\$604,750	\$578,510	- 4.3%
Average Sales Price*	\$497,333	\$600,738	+ 20.8%	\$613,192	\$600,667	- 2.0%
Percent of List Price Received*	103.5%	98.2%	- 5.1%	101.9%	99.0%	- 2.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

