

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

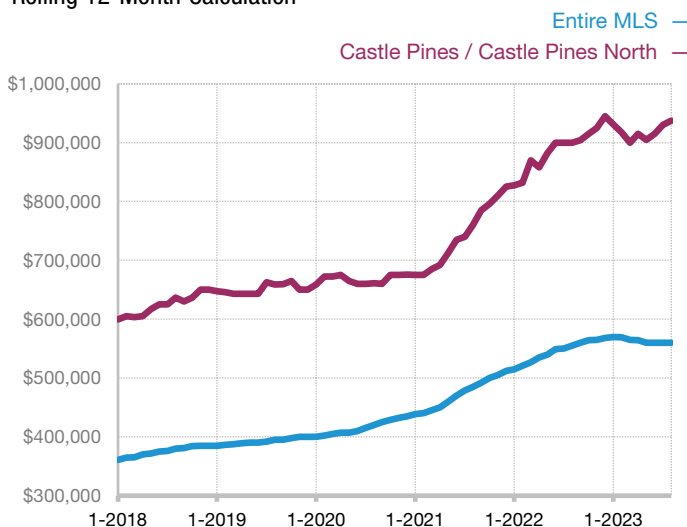
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	43	29	- 32.6%	--	--	--
Under Contract	28	19	- 32.1%	209	176	- 15.8%
New Listings	33	20	- 39.4%	253	203	- 19.8%
Sold Listings	25	17	- 32.0%	186	167	- 10.2%
Days on Market Until Sale	22	38	+ 72.7%	16	36	+ 125.0%
Median Sales Price*	\$870,000	\$829,900	- 4.6%	\$938,000	\$935,000	- 0.3%
Average Sales Price*	\$945,388	\$1,035,106	+ 9.5%	\$1,062,061	\$1,082,768	+ 1.9%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	102.9%	98.9%	- 3.9%

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	8	7	- 12.5%	--	--	--
Under Contract	6	6	0.0%	22	33	+ 50.0%
New Listings	5	1	- 80.0%	27	38	+ 40.7%
Sold Listings	2	4	+ 100.0%	16	29	+ 81.3%
Days on Market Until Sale	29	23	- 20.7%	29	47	+ 62.1%
Median Sales Price*	\$646,000	\$769,950	+ 19.2%	\$604,750	\$590,000	- 2.4%
Average Sales Price*	\$646,000	\$722,593	+ 11.9%	\$617,293	\$617,484	+ 0.0%
Percent of List Price Received*	97.3%	98.8%	+ 1.5%	101.3%	98.9%	- 2.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

