

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

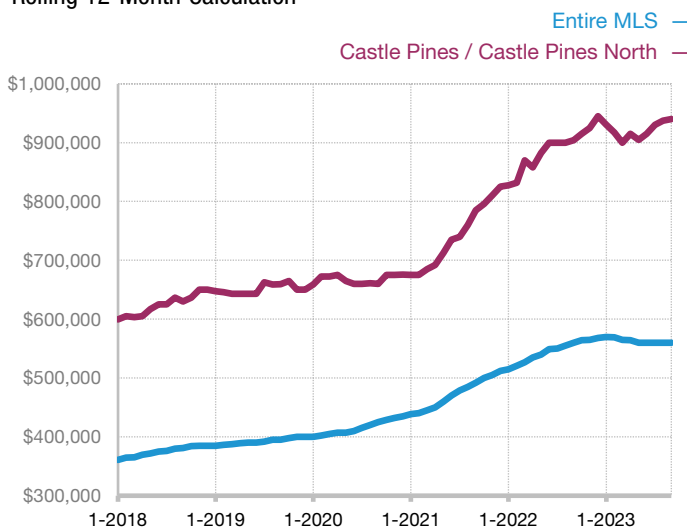
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	55	42	- 23.6%	--	--	--
Under Contract	16	9	- 43.8%	225	184	- 18.2%
New Listings	32	24	- 25.0%	285	227	- 20.4%
Sold Listings	30	19	- 36.7%	216	186	- 13.9%
Days on Market Until Sale	27	37	+ 37.0%	17	36	+ 111.8%
Median Sales Price*	\$960,000	\$1,025,000	+ 6.8%	\$945,000	\$942,446	- 0.3%
Average Sales Price*	\$1,063,742	\$1,003,852	- 5.6%	\$1,062,294	\$1,074,707	+ 1.2%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	102.3%	98.9%	- 3.3%

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	9	11	+ 22.2%	--	--	--
Under Contract	3	2	- 33.3%	25	34	+ 36.0%
New Listings	4	7	+ 75.0%	31	45	+ 45.2%
Sold Listings	7	4	- 42.9%	23	33	+ 43.5%
Days on Market Until Sale	32	73	+ 128.1%	30	50	+ 66.7%
Median Sales Price*	\$590,000	\$499,995	- 15.3%	\$604,500	\$575,000	- 4.9%
Average Sales Price*	\$596,262	\$511,013	- 14.3%	\$610,892	\$604,579	- 1.0%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	100.7%	98.9%	- 1.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

