

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

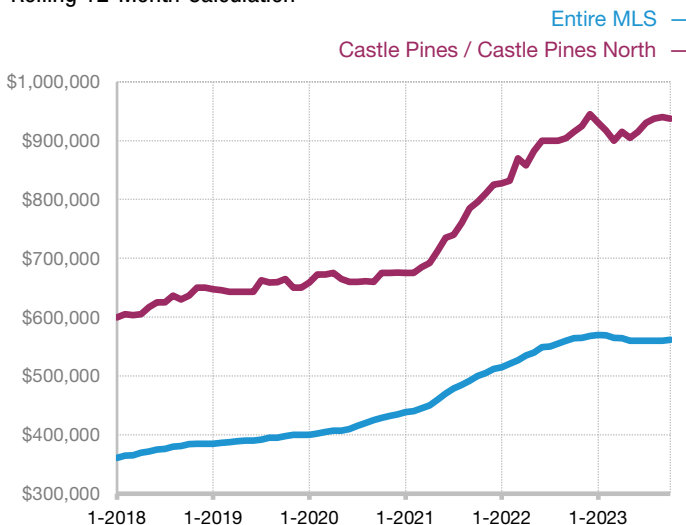
| Single Family                   | October     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022        | 2023      | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 53          | 47        | - 11.3%                           | --           | --           | --                                |
| Under Contract                  | 15          | 8         | - 46.7%                           | 240          | 190          | - 20.8%                           |
| New Listings                    | 20          | 17        | - 15.0%                           | 305          | 244          | - 20.0%                           |
| Sold Listings                   | 18          | 9         | - 50.0%                           | 234          | 195          | - 16.7%                           |
| Days on Market Until Sale       | 27          | 37        | + 37.0%                           | 18           | 36           | + 100.0%                          |
| Median Sales Price*             | \$902,500   | \$815,000 | - 9.7%                            | \$938,000    | \$935,000    | - 0.3%                            |
| Average Sales Price*            | \$1,031,506 | \$972,679 | - 5.7%                            | \$1,059,926  | \$1,069,998  | + 1.0%                            |
| Percent of List Price Received* | 97.2%       | 98.7%     | + 1.5%                            | 101.9%       | 98.9%        | - 2.9%                            |

\* 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                 | October   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 7         | 13        | + 85.7%                           | --           | --           | --                                |
| Under Contract                  | 2         | 5         | + 150.0%                          | 27           | 39           | + 44.4%                           |
| New Listings                    | 0         | 6         | --                                | 31           | 51           | + 64.5%                           |
| Sold Listings                   | 2         | 6         | + 200.0%                          | 25           | 39           | + 56.0%                           |
| Days on Market Until Sale       | 3         | 41        | + 1266.7%                         | 27           | 49           | + 81.5%                           |
| Median Sales Price*             | \$477,500 | \$500,145 | + 4.7%                            | \$590,000    | \$568,880    | - 3.6%                            |
| Average Sales Price*            | \$477,500 | \$565,057 | + 18.3%                           | \$600,221    | \$598,498    | - 0.3%                            |
| Percent of List Price Received* | 102.4%    | 98.2%     | - 4.1%                            | 100.8%       | 98.8%        | - 2.0%                            |

\* 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

