

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

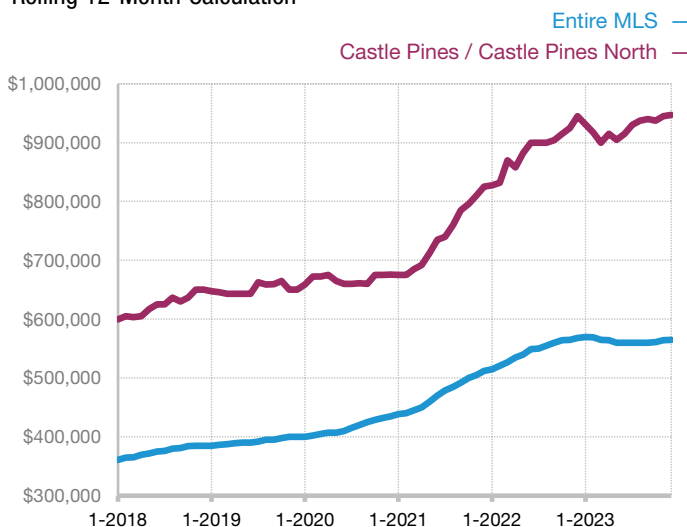
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	34	29	- 14.7%	--	--	--
Under Contract	16	13	- 18.8%	276	212	- 23.2%
New Listings	8	4	- 50.0%	328	261	- 20.4%
Sold Listings	29	12	- 58.6%	277	214	- 22.7%
Days on Market Until Sale	51	36	- 29.4%	23	37	+ 60.9%
Median Sales Price*	\$1,025,000	\$1,002,500	- 2.2%	\$945,000	\$947,500	+ 0.3%
Average Sales Price*	\$1,110,541	\$1,126,046	+ 1.4%	\$1,063,139	\$1,079,036	+ 1.5%
Percent of List Price Received*	96.7%	96.6%	- 0.1%	101.1%	98.7%	- 2.4%

\* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	4	14	+ 250.0%	--	--	--
Under Contract	1	2	+ 100.0%	31	44	+ 41.9%
New Listings	1	3	+ 200.0%	35	57	+ 62.9%
Sold Listings	1	2	+ 100.0%	30	44	+ 46.7%
Days on Market Until Sale	171	29	- 83.0%	33	46	+ 39.4%
Median Sales Price*	\$749,900	\$702,500	- 6.3%	\$604,750	\$579,255	- 4.2%
Average Sales Price*	\$749,900	\$702,500	- 6.3%	\$614,801	\$610,682	- 0.7%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.1%	98.8%	- 1.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

