

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

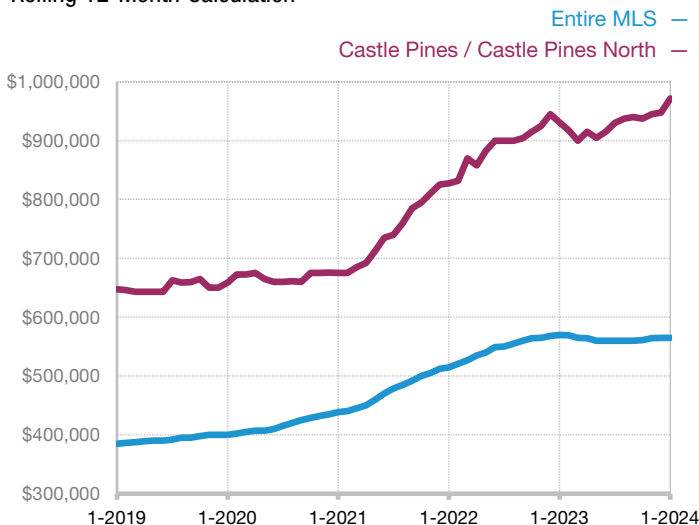
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	36	23	- 36.1%	--	--	--
Under Contract	20	22	+ 10.0%	20	22	+ 10.0%
New Listings	24	15	- 37.5%	24	15	- 37.5%
Sold Listings	17	11	- 35.3%	17	11	- 35.3%
Days on Market Until Sale	51	67	+ 31.4%	51	67	+ 31.4%
Median Sales Price*	\$842,000	\$1,265,000	+ 50.2%	\$842,000	\$1,265,000	+ 50.2%
Average Sales Price*	\$900,945	\$1,421,300	+ 57.8%	\$900,945	\$1,421,300	+ 57.8%
Percent of List Price Received*	97.3%	97.6%	+ 0.3%	97.3%	97.6%	+ 0.3%

\* 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	6	10	+ 66.7%	--	--	--
Under Contract	0	5	--	0	5	--
New Listings	2	1	- 50.0%	2	1	- 50.0%
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	65	1	- 98.5%	65	1	- 98.5%
Median Sales Price*	\$657,450	\$585,000	- 11.0%	\$657,450	\$585,000	- 11.0%
Average Sales Price*	\$657,450	\$585,000	- 11.0%	\$657,450	\$585,000	- 11.0%
Percent of List Price Received*	99.2%	101.7%	+ 2.5%	99.2%	101.7%	+ 2.5%

\* 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

