

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

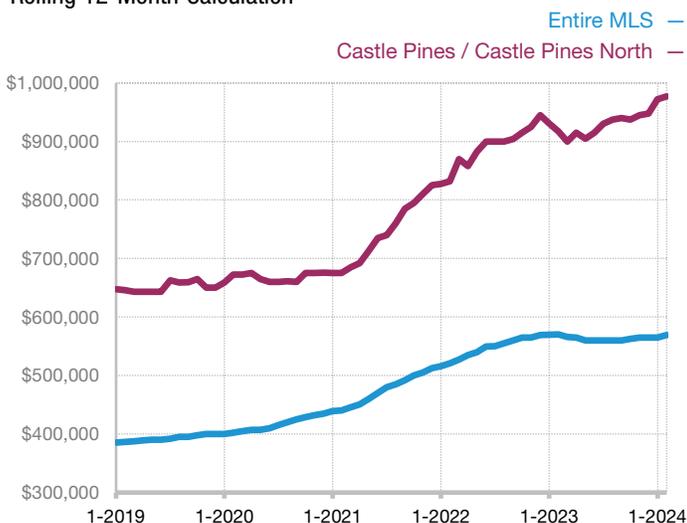
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	38	29	- 23.7%	--	--	--
Under Contract	19	18	- 5.3%	39	39	0.0%
New Listings	22	25	+ 13.6%	46	40	- 13.0%
Sold Listings	14	18	+ 28.6%	31	29	- 6.5%
Days on Market Until Sale	53	70	+ 32.1%	52	69	+ 32.7%
Median Sales Price*	\$849,499	<b>\$929,000</b>	+ 9.4%	\$842,000	<b>\$1,035,000</b>	+ 22.9%
Average Sales Price*	\$952,360	<b>\$960,222</b>	+ 0.8%	\$924,164	<b>\$1,135,114</b>	+ 22.8%
Percent of List Price Received*	97.7%	<b>99.3%</b>	+ 1.6%	97.5%	<b>98.7%</b>	+ 1.2%

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	2	7	+ 250.0%	--	--	--
Under Contract	6	4	- 33.3%	6	9	+ 50.0%
New Listings	2	1	- 50.0%	4	2	- 50.0%
Sold Listings	2	7	+ 250.0%	4	8	+ 100.0%
Days on Market Until Sale	112	106	- 5.4%	88	93	+ 5.7%
Median Sales Price*	\$635,000	<b>\$559,990</b>	- 11.8%	\$657,450	<b>\$572,495</b>	- 12.9%
Average Sales Price*	\$635,000	<b>\$609,266</b>	- 4.1%	\$646,225	<b>\$606,232</b>	- 6.2%
Percent of List Price Received*	98.7%	<b>99.7%</b>	+ 1.0%	98.9%	<b>100.0%</b>	+ 1.1%

\* 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

