

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

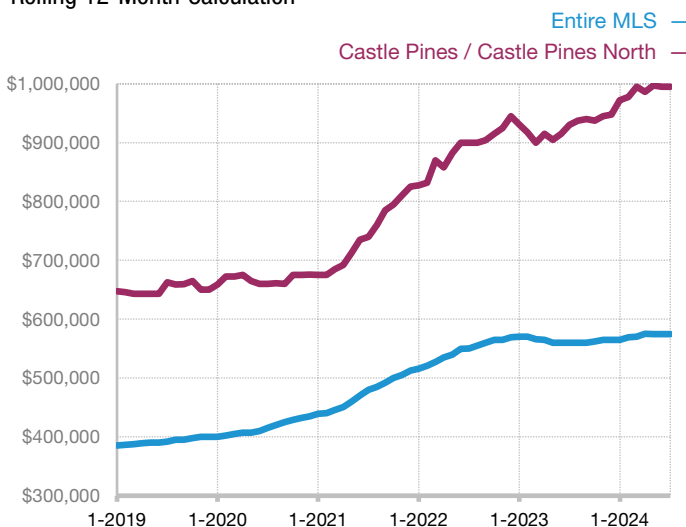
Single Family	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	42	68	+ 61.9%	--	--	--
Under Contract	12	15	+ 25.0%	156	139	- 10.9%
New Listings	18	29	+ 61.1%	183	195	+ 6.6%
Sold Listings	19	16	- 15.8%	150	133	- 11.3%
Days on Market Until Sale	30	16	- 46.7%	35	44	+ 25.7%
Median Sales Price*	\$950,000	\$920,000	- 3.2%	\$942,446	\$1,005,000	+ 6.6%
Average Sales Price*	\$1,125,437	\$1,003,675	- 10.8%	\$1,088,170	\$1,137,117	+ 4.5%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	98.9%	99.0%	+ 0.1%

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	12	8	- 33.3%	--	--	--
Under Contract	2	1	- 50.0%	27	34	+ 25.9%
New Listings	4	2	- 50.0%	37	30	- 18.9%
Sold Listings	6	3	- 50.0%	25	33	+ 32.0%
Days on Market Until Sale	57	43	- 24.6%	51	83	+ 62.7%
Median Sales Price*	\$574,000	\$545,000	- 5.1%	\$578,510	\$545,000	- 5.8%
Average Sales Price*	\$600,738	\$519,333	- 13.6%	\$600,667	\$572,109	- 4.8%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	99.0%	99.1%	+ 0.1%

* 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

