

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

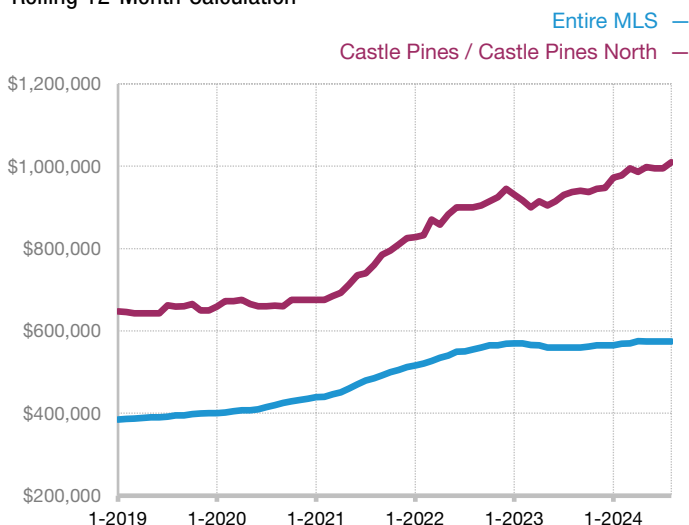
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	35	78	+ 122.9%	--	--	--
Under Contract	18	18	0.0%	174	154	- 11.5%
New Listings	20	36	+ 80.0%	203	230	+ 13.3%
Sold Listings	17	17	0.0%	167	150	- 10.2%
Days on Market Until Sale	38	55	+ 44.7%	36	45	+ 25.0%
Median Sales Price*	\$829,900	\$1,100,000	+ 32.5%	\$935,000	\$1,010,000	+ 8.0%
Average Sales Price*	\$1,035,106	\$1,080,053	+ 4.3%	\$1,082,768	\$1,130,650	+ 4.4%
Percent of List Price Received*	98.9%	96.7%	- 2.2%	98.9%	98.7%	- 0.2%

* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	8	7	- 12.5%	--	--	--
Under Contract	5	2	- 60.0%	32	36	+ 12.5%
New Listings	1	1	0.0%	38	31	- 18.4%
Sold Listings	4	1	- 75.0%	29	34	+ 17.2%
Days on Market Until Sale	23	206	+ 795.7%	47	86	+ 83.0%
Median Sales Price*	\$769,950	\$449,990	- 41.6%	\$590,000	\$545,000	- 7.6%
Average Sales Price*	\$722,593	\$449,990	- 37.7%	\$617,484	\$568,517	- 7.9%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	98.9%	99.1%	+ 0.2%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

