

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

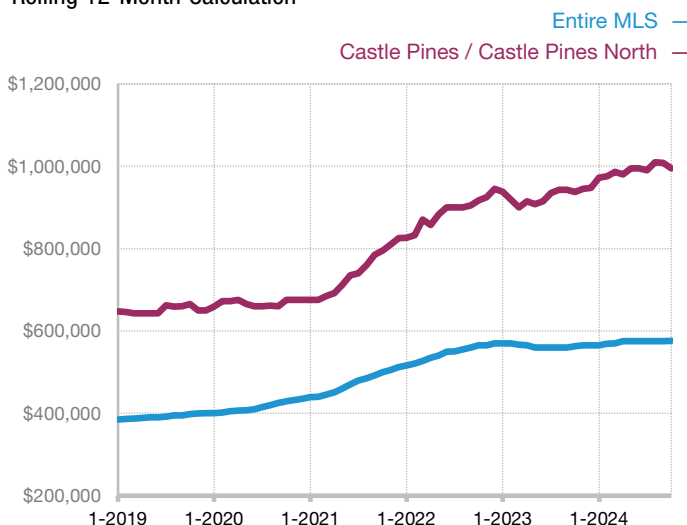
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	52	61	+ 17.3%	--	--	--
Under Contract	9	25	+ 177.8%	191	204	+ 6.8%
New Listings	17	25	+ 47.1%	244	279	+ 14.3%
Sold Listings	9	20	+ 122.2%	195	190	- 2.6%
Days on Market Until Sale	37	51	+ 37.8%	36	45	+ 25.0%
Median Sales Price*	\$815,000	\$875,000	+ 7.4%	\$935,000	\$988,000	+ 5.7%
Average Sales Price*	\$972,679	\$1,036,240	+ 6.5%	\$1,069,998	\$1,109,975	+ 3.7%
Percent of List Price Received*	98.7%	97.8%	- 0.9%	98.9%	98.6%	- 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	14	17	+ 21.4%	--	--	--
Under Contract	5	4	- 20.0%	39	45	+ 15.4%
New Listings	6	2	- 66.7%	51	50	- 2.0%
Sold Listings	6	0	- 100.0%	39	41	+ 5.1%
Days on Market Until Sale	41	0	- 100.0%	49	83	+ 69.4%
Median Sales Price*	\$500,145	\$0	- 100.0%	\$568,880	\$545,000	- 4.2%
Average Sales Price*	\$565,057	\$0	- 100.0%	\$598,498	\$560,964	- 6.3%
Percent of List Price Received*	98.2%	0.0%	- 100.0%	98.8%	99.0%	+ 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

