

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

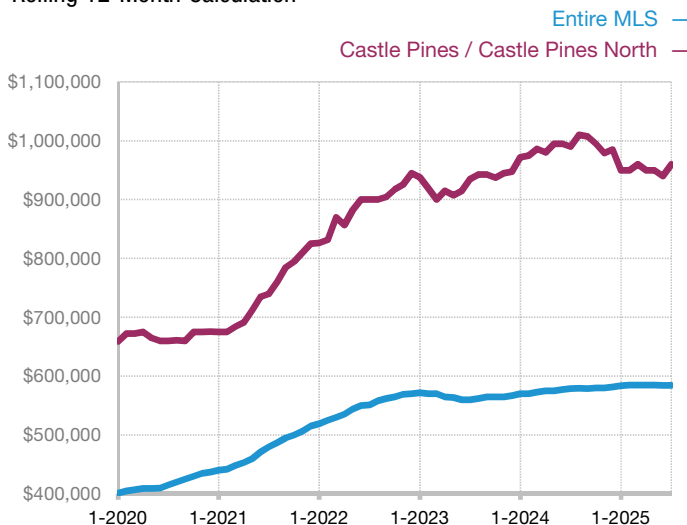
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	72	94	+ 30.6%	--	--	--
Under Contract	12	25	+ 108.3%	136	164	+ 20.6%
New Listings	28	33	+ 17.9%	194	275	+ 41.8%
Sold Listings	16	27	+ 68.8%	135	155	+ 14.8%
Days on Market Until Sale	16	32	+ 100.0%	44	38	- 13.6%
Median Sales Price*	\$920,000	\$1,019,000	+ 10.8%	\$995,000	\$975,000	- 2.0%
Average Sales Price*	\$1,003,675	\$1,092,834	+ 8.9%	\$1,133,197	\$1,095,050	- 3.4%
Percent of List Price Received*	99.0%	97.5%	- 1.5%	99.0%	98.4%	- 0.6%

* 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	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	9	11	+ 22.2%	--	--	--
Under Contract	1	1	0.0%	34	38	+ 11.8%
New Listings	2	0	- 100.0%	30	37	+ 23.3%
Sold Listings	3	3	0.0%	33	37	+ 12.1%
Days on Market Until Sale	43	34	- 20.9%	83	61	- 26.5%
Median Sales Price*	\$545,000	\$515,000	- 5.5%	\$545,000	\$529,000	- 2.9%
Average Sales Price*	\$519,333	\$521,667	+ 0.4%	\$572,109	\$519,655	- 9.2%
Percent of List Price Received*	98.9%	98.1%	- 0.8%	99.1%	95.6%	- 3.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

