

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

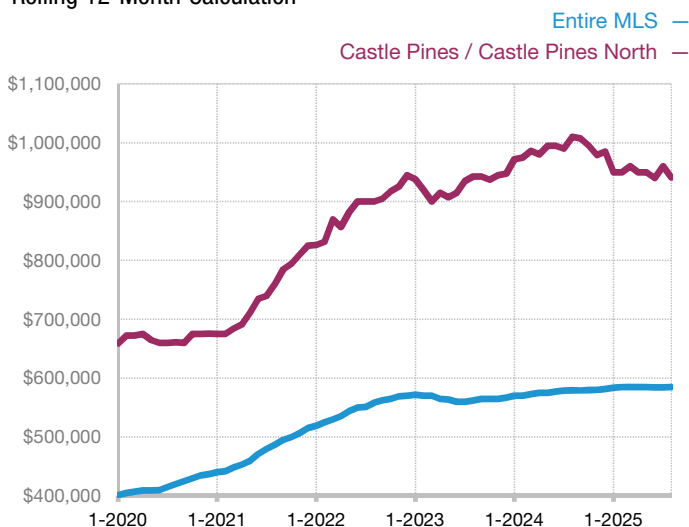
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	81	76	- 6.2%	--	--	--
Under Contract	16	26	+ 62.5%	152	188	+ 23.7%
New Listings	35	23	- 34.3%	229	297	+ 29.7%
Sold Listings	17	27	+ 58.8%	152	182	+ 19.7%
Days on Market Until Sale	55	51	- 7.3%	45	40	- 11.1%
Median Sales Price*	\$1,100,000	\$870,000	- 20.9%	\$1,007,500	\$960,044	- 4.7%
Average Sales Price*	\$1,080,053	\$988,588	- 8.5%	\$1,127,253	\$1,079,256	- 4.3%
Percent of List Price Received*	96.7%	97.8%	+ 1.1%	98.7%	98.3%	- 0.4%

* 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	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	8	10	+ 25.0%	--	--	--
Under Contract	2	2	0.0%	36	39	+ 8.3%
New Listings	1	1	0.0%	31	38	+ 22.6%
Sold Listings	1	1	0.0%	34	38	+ 11.8%
Days on Market Until Sale	206	122	- 40.8%	86	63	- 26.7%
Median Sales Price*	\$449,990	\$574,990	+ 27.8%	\$545,000	\$529,495	- 2.8%
Average Sales Price*	\$449,990	\$574,990	+ 27.8%	\$568,517	\$521,112	- 8.3%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.1%	95.7%	- 3.4%

* 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

