

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

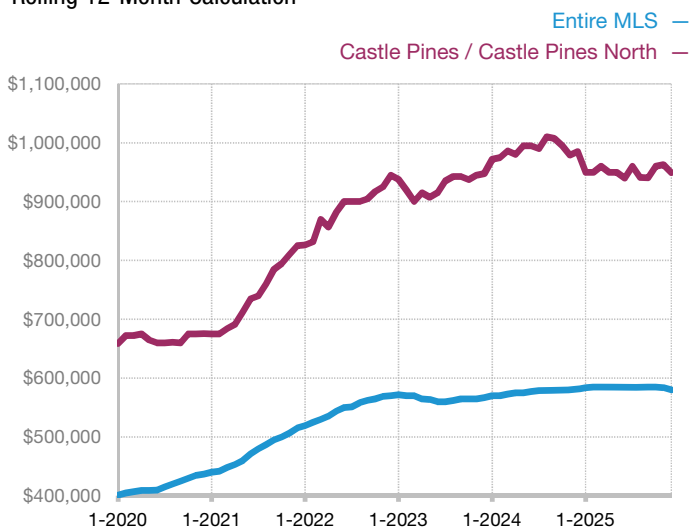
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	33	56	+ 69.7%	--	--	--
Under Contract	15	11	- 26.7%	236	249	+ 5.5%
New Listings	3	9	+ 200.0%	293	383	+ 30.7%
Sold Listings	22	17	- 22.7%	231	253	+ 9.5%
Days on Market Until Sale	52	51	- 1.9%	47	47	0.0%
Median Sales Price*	\$1,047,000	\$890,000	- 15.0%	\$985,000	\$949,000	- 3.7%
Average Sales Price*	\$1,183,429	\$942,088	- 20.4%	\$1,105,936	\$1,061,903	- 4.0%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.5%	98.2%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	15	9	- 40.0%	--	--	--
Under Contract	5	1	- 80.0%	56	51	- 8.9%
New Listings	7	1	- 85.7%	59	53	- 10.2%
Sold Listings	10	5	- 50.0%	57	52	- 8.8%
Days on Market Until Sale	65	119	+ 83.1%	75	91	+ 21.3%
Median Sales Price*	\$517,000	\$533,300	+ 3.2%	\$540,000	\$526,995	- 2.4%
Average Sales Price*	\$545,200	\$554,854	+ 1.8%	\$553,211	\$525,211	- 5.1%
Percent of List Price Received*	95.1%	98.8%	+ 3.9%	98.1%	96.3%	- 1.8%

\* 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

