

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

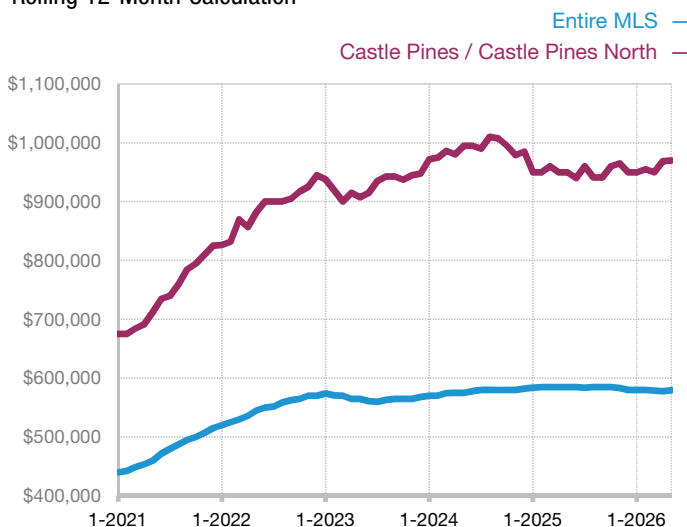
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	105	82	- 21.9%	--	--	--
Under Contract	28	30	+ 7.1%	111	122	+ 9.9%
New Listings	62	38	- 38.7%	207	171	- 17.4%
Sold Listings	27	27	0.0%	96	103	+ 7.3%
Days on Market Until Sale	35	33	- 5.7%	45	53	+ 17.8%
Median Sales Price*	\$1,225,000	\$1,024,000	- 16.4%	\$972,544	\$1,000,000	+ 2.8%
Average Sales Price*	\$1,168,260	\$1,226,856	+ 5.0%	\$1,064,588	\$1,129,716	+ 6.1%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	98.7%	98.1%	- 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	15	20	+ 33.3%	--	--	--
Under Contract	6	3	- 50.0%	33	10	- 69.7%
New Listings	2	3	+ 50.0%	33	24	- 27.3%
Sold Listings	7	3	- 57.1%	29	8	- 72.4%
Days on Market Until Sale	36	102	+ 183.3%	65	95	+ 46.2%
Median Sales Price*	\$500,000	\$499,990	- 0.0%	\$529,990	\$498,995	- 5.8%
Average Sales Price*	\$523,634	\$507,663	- 3.1%	\$520,978	\$502,621	- 3.5%
Percent of List Price Received*	93.6%	99.7%	+ 6.5%	95.6%	97.0%	+ 1.5%

* 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

