

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

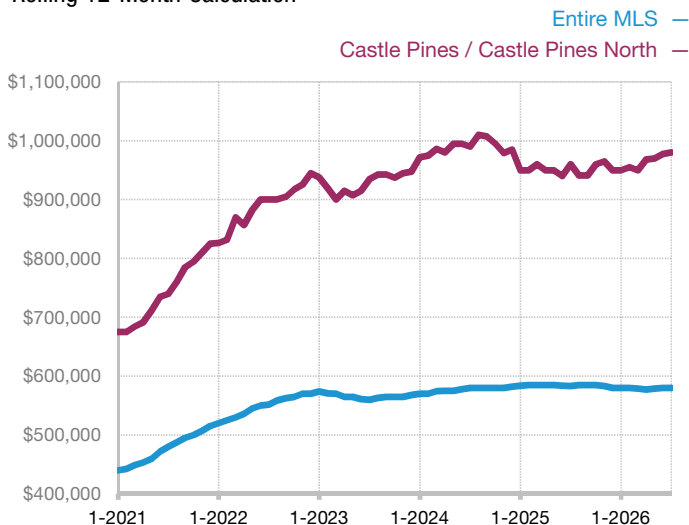
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	102	60	- 41.2%	--	--	--
Under Contract	23	20	- 13.0%	161	162	+ 0.6%
New Listings	32	8	- 75.0%	274	210	- 23.4%
Sold Listings	27	23	- 14.8%	155	153	- 1.3%
Days on Market Until Sale	33	63	+ 90.9%	38	51	+ 34.2%
Median Sales Price*	\$1,019,000	\$1,050,000	+ 3.0%	\$975,000	\$1,015,000	+ 4.1%
Average Sales Price*	\$1,092,834	\$1,219,883	+ 11.6%	\$1,095,050	\$1,148,137	+ 4.8%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	98.4%	98.3%	- 0.1%

* 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	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	13	18	+ 38.5%	--	--	--
Under Contract	1	2	+ 100.0%	37	13	- 64.9%
New Listings	0	3	--	37	28	- 24.3%
Sold Listings	3	0	- 100.0%	37	11	- 70.3%
Days on Market Until Sale	34	0	- 100.0%	61	100	+ 63.9%
Median Sales Price*	\$515,000	\$0	- 100.0%	\$529,000	\$499,990	- 5.5%
Average Sales Price*	\$521,667	\$0	- 100.0%	\$519,655	\$532,360	+ 2.4%
Percent of List Price Received*	98.1%	0.0%	- 100.0%	95.6%	97.2%	+ 1.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

