

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

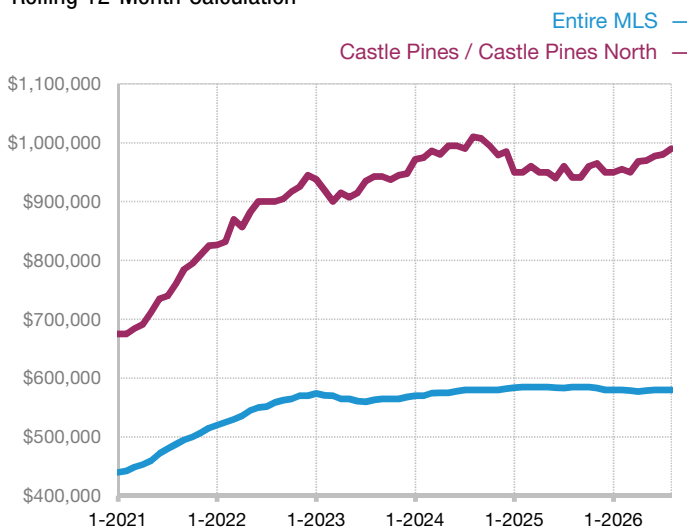
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	86	61	- 29.1%	--	--	--
Under Contract	24	13	- 45.8%	185	174	- 5.9%
New Listings	23	23	0.0%	297	234	- 21.2%
Sold Listings	27	21	- 22.2%	182	174	- 4.4%
Days on Market Until Sale	51	58	+ 13.7%	40	52	+ 30.0%
Median Sales Price*	\$870,000	\$999,000	+ 14.8%	\$960,044	\$1,005,000	+ 4.7%
Average Sales Price*	\$988,588	\$1,082,731	+ 9.5%	\$1,079,256	\$1,140,243	+ 5.7%
Percent of List Price Received*	97.8%	97.8%	0.0%	98.3%	98.2%	- 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	11	13	+ 18.2%	--	--	--
Under Contract	2	4	+ 100.0%	39	17	- 56.4%
New Listings	1	0	- 100.0%	38	29	- 23.7%
Sold Listings	1	2	+ 100.0%	38	13	- 65.8%
Days on Market Until Sale	122	73	- 40.2%	63	96	+ 52.4%
Median Sales Price*	\$574,990	\$519,950	- 9.6%	\$529,495	\$500,000	- 5.6%
Average Sales Price*	\$574,990	\$519,950	- 9.6%	\$521,112	\$530,451	+ 1.8%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	95.7%	97.4%	+ 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

