

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

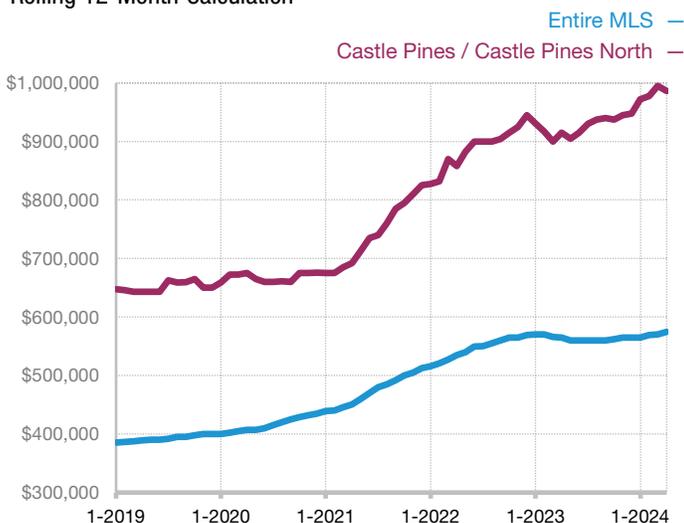
| Single Family | April | | | Year to Date | | |
|---------------------------------|-------------|--------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 04-2023 | Thru 04-2024 | Percent Change from Previous Year |
| Inventory of Active Listings | 44 | 35 | - 20.5% | -- | -- | -- |
| Under Contract | 28 | 24 | - 14.3% | 96 | 82 | - 14.6% |
| New Listings | 34 | 28 | - 17.6% | 114 | 92 | - 19.3% |
| Sold Listings | 28 | 20 | - 28.6% | 78 | 67 | - 14.1% |
| Days on Market Until Sale | 36 | 42 | + 16.7% | 41 | 57 | + 39.0% |
| Median Sales Price* | \$1,020,000 | \$992,000 | - 2.7% | \$907,500 | \$1,010,000 | + 11.3% |
| Average Sales Price* | \$1,126,117 | \$1,227,723 | + 9.0% | \$1,044,198 | \$1,174,228 | + 12.5% |
| Percent of List Price Received* | 98.5% | 99.2% | + 0.7% | 98.5% | 98.9% | + 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 | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 04-2023 | Thru 04-2024 | Percent Change from Previous Year |
| Inventory of Active Listings | 10 | 6 | - 40.0% | -- | -- | -- |
| Under Contract | 7 | 7 | 0.0% | 14 | 24 | + 71.4% |
| New Listings | 8 | 6 | - 25.0% | 20 | 16 | - 20.0% |
| Sold Listings | 1 | 7 | + 600.0% | 8 | 20 | + 150.0% |
| Days on Market Until Sale | 3 | 108 | + 3500.0% | 62 | 95 | + 53.2% |
| Median Sales Price* | \$559,000 | \$522,500 | - 6.5% | \$602,500 | \$557,490 | - 7.5% |
| Average Sales Price* | \$559,000 | \$571,664 | + 2.3% | \$602,413 | \$578,823 | - 3.9% |
| Percent of List Price Received* | 99.0% | 98.0% | - 1.0% | 98.6% | 99.4% | + 0.8% |

* 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

