

# 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

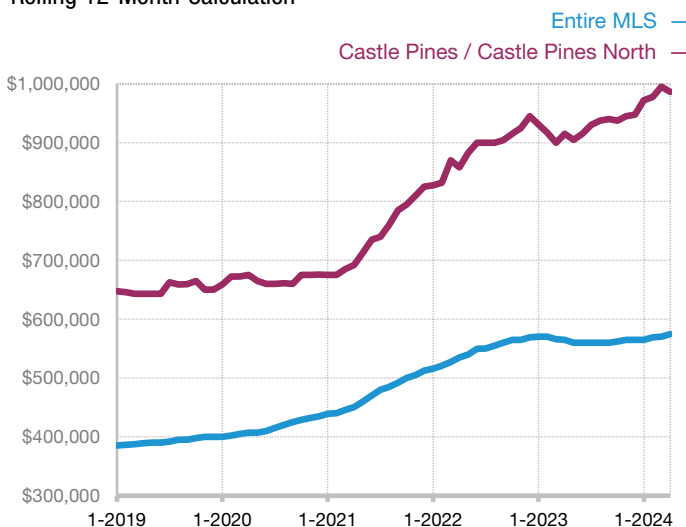
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	44	35	- 20.5%	--	--	--
Under Contract	28	24	- 14.3%	96	82	- 14.6%
New Listings	34	28	- 17.6%	114	92	- 19.3%
Sold Listings	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.

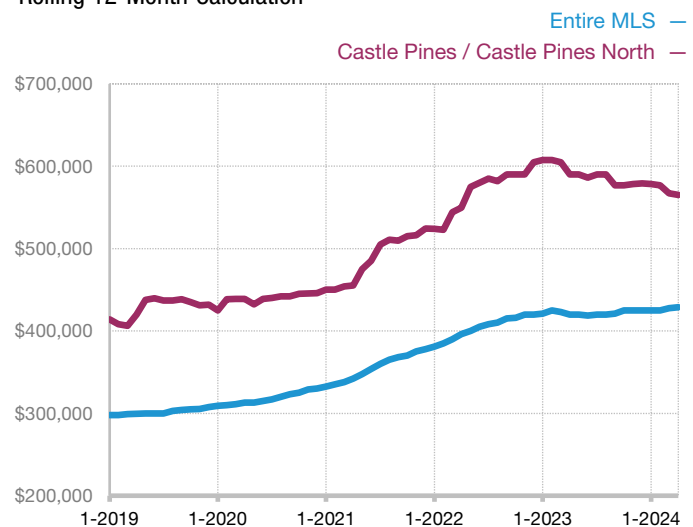
Townhouse/Condo	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	10	6	- 40.0%	--	--	--
Under Contract	7	7	0.0%	14	24	+ 71.4%
New Listings	8	6	- 25.0%	20	16	- 20.0%
Sold Listings	1	7	+ 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



Current as of May 3, 2024. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.