

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Pines / Castle Pines North

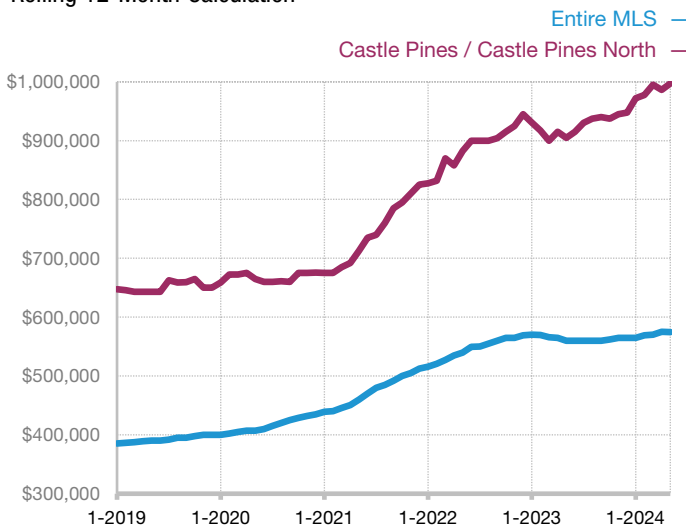
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	43	49	+ 14.0%	--	--	--
Under Contract	22	25	+ 13.6%	118	106	- 10.2%
New Listings	25	41	+ 64.0%	139	133	- 4.3%
Sold Listings	28	25	- 10.7%	106	92	- 13.2%
Days on Market Until Sale	36	38	+ 5.6%	40	53	+ 32.5%
Median Sales Price*	\$925,000	\$995,000	+ 7.6%	\$920,000	\$1,010,000	+ 9.8%
Average Sales Price*	\$1,161,565	\$1,153,360	- 0.7%	\$1,075,201	\$1,168,557	+ 8.7%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.7%	98.9%	+ 0.2%

\* 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	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	12	9	- 25.0%	--	--	--
Under Contract	3	3	0.0%	17	27	+ 58.8%
New Listings	5	7	+ 40.0%	25	23	- 8.0%
Sold Listings	7	6	- 14.3%	15	26	+ 73.3%
Days on Market Until Sale	46	94	+ 104.3%	55	95	+ 72.7%
Median Sales Price*	\$568,880	\$547,495	- 3.8%	\$578,510	\$552,490	- 4.5%
Average Sales Price*	\$580,164	\$601,665	+ 3.7%	\$592,030	\$584,095	- 1.3%
Percent of List Price Received*	100.2%	97.8%	- 2.4%	99.3%	99.0%	- 0.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

