

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

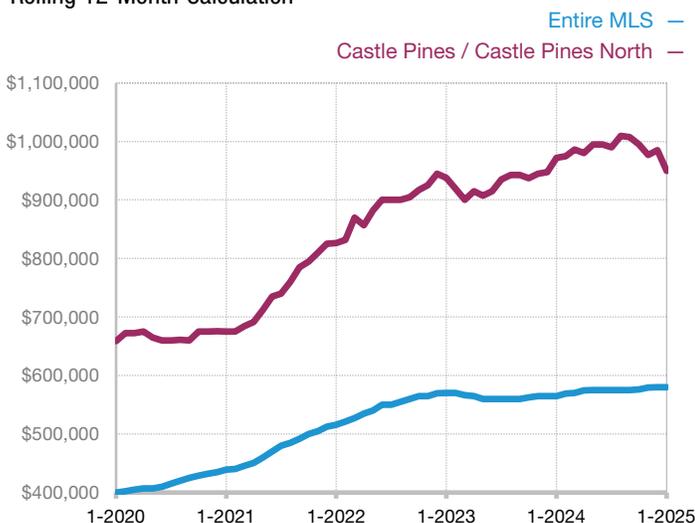
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	28	25	- 10.7%	--	--	--
Under Contract	19	16	- 15.8%	19	16	- 15.8%
New Listings	15	19	+ 26.7%	15	19	+ 26.7%
Sold Listings	11	13	+ 18.2%	11	13	+ 18.2%
Days on Market Until Sale	67	69	+ 3.0%	67	69	+ 3.0%
Median Sales Price*	\$1,265,000	\$870,000	- 31.2%	\$1,265,000	\$870,000	- 31.2%
Average Sales Price*	\$1,421,300	\$948,280	- 33.3%	\$1,421,300	\$948,280	- 33.3%
Percent of List Price Received*	97.6%	97.9%	+ 0.3%	97.6%	97.9%	+ 0.3%

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	11	15	+ 36.4%	--	--	--
Under Contract	5	7	+ 40.0%	5	7	+ 40.0%
New Listings	1	8	+ 700.0%	1	8	+ 700.0%
Sold Listings	1	5	+ 400.0%	1	5	+ 400.0%
Days on Market Until Sale	1	26	+ 2500.0%	1	26	+ 2500.0%
Median Sales Price*	\$585,000	\$465,000	- 20.5%	\$585,000	\$465,000	- 20.5%
Average Sales Price*	\$585,000	\$492,796	- 15.8%	\$585,000	\$492,796	- 15.8%
Percent of List Price Received*	101.7%	92.3%	- 9.2%	101.7%	92.3%	- 9.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

