

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

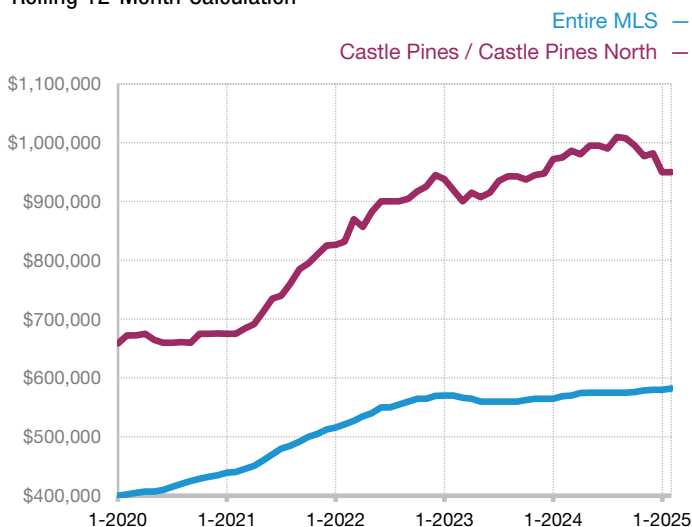
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	34	39	+ 14.7%	--	--	--
Under Contract	19	16	- 15.8%	38	31	- 18.4%
New Listings	26	32	+ 23.1%	41	51	+ 24.4%
Sold Listings	19	13	- 31.6%	30	26	- 13.3%
Days on Market Until Sale	67	99	+ 47.8%	67	84	+ 25.4%
Median Sales Price*	\$883,000	\$941,000	+ 6.6%	\$1,022,500	\$907,500	- 11.2%
Average Sales Price*	\$952,842	\$990,841	+ 4.0%	\$1,124,610	\$969,561	- 13.8%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	98.7%	98.1%	- 0.6%

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	9	15	+ 66.7%	--	--	--
Under Contract	3	5	+ 66.7%	8	12	+ 50.0%
New Listings	1	5	+ 400.0%	2	13	+ 550.0%
Sold Listings	7	5	- 28.6%	8	10	+ 25.0%
Days on Market Until Sale	106	103	- 2.8%	93	65	- 30.1%
Median Sales Price*	\$559,990	\$554,000	- 1.1%	\$572,495	\$542,000	- 5.3%
Average Sales Price*	\$609,266	\$552,600	- 9.3%	\$606,232	\$522,698	- 13.8%
Percent of List Price Received*	99.7%	96.3%	- 3.4%	100.0%	94.3%	- 5.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

