

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Pines / Castle Pines North

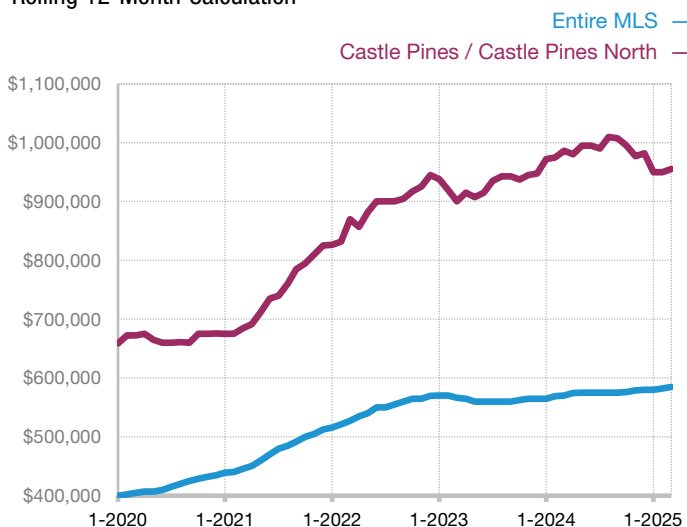
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	35	53	+ 51.4%	--	--	--
Under Contract	20	28	+ 40.0%	58	56	- 3.4%
New Listings	24	40	+ 66.7%	65	91	+ 40.0%
Sold Listings	19	19	0.0%	49	45	- 8.2%
Days on Market Until Sale	56	27	- 51.8%	62	60	- 3.2%
Median Sales Price*	\$1,050,000	\$1,035,000	- 1.4%	\$1,035,000	\$941,000	- 9.1%
Average Sales Price*	\$1,164,501	\$1,092,895	- 6.1%	\$1,140,078	\$1,021,635	- 10.4%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	98.8%	98.7%	- 0.1%

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	7	20	+ 185.7%	--	--	--
Under Contract	9	7	- 22.2%	17	19	+ 11.8%
New Listings	8	12	+ 50.0%	10	25	+ 150.0%
Sold Listings	5	7	+ 40.0%	13	17	+ 30.8%
Days on Market Until Sale	80	84	+ 5.0%	88	73	- 17.0%
Median Sales Price*	\$524,990	\$530,000	+ 1.0%	\$559,990	\$540,000	- 3.6%
Average Sales Price*	\$544,992	\$526,569	- 3.4%	\$582,678	\$524,292	- 10.0%
Percent of List Price Received*	100.3%	98.5%	- 1.8%	100.1%	96.0%	- 4.1%

* 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

