Your Home Sold GUARANTEED Or I'll Pay You $5000 *

CASTLE PINES

Real Estate News ~ 2nd Quarter 2025

Serving Castle Pines Since 2004

Doug Hutchins
—ABR, CRS, GRI, MBA—
DK Hutchins Real Estate, Inc.
eXp Realty
Broker Associate
Cell: 303.886.3437
Doug@DougHutchinsHomes.com

3 REASONS
WHY SELLERS HIRE THE DOUG HUTCHINS TEAM TO SELL THEIR HOME

1. MORE MONEY

The Hutchins Team sells Castle Pines homes for 4.4% more money than the average agent. This equates to $45,000 more money for your home!

2. FASTER SALE

The Hutchins Team sells Castle Pines homes 2.1 times faster than the average agent!

3. BEST IN CUSTOMER SERVICE 16 YEARS STRAIGHT!

Rated by Five Star Professionals from 2010 to 2025 as one of Denver's top agents based on past client satisfaction. Less than 0.3% of real estate professionals have won this award 16 years in a row!

Castle Pines MLS Data - 1/1/22-12/31/23
Single Family - Excludes New Construction

* Doug and Seller must agree on price and closing date.

Is Metro Denver Inventory at a Tipping Point?

You've probably heard the phrase "tipping point"—it's the moment when small changes build up and finally trigger a big shift. Right now the metro Denver real estate market may be getting close to a tipping point.

At the end of June, there were 8,894 single family homes on the market in the 6 county area (Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson). This is the highest level of inventory since September 2013 when there were 9,071 homes for sale. Inventory has been growing steadily since 2022, yet home prices have stayed surprisingly stable over the past three years. But here's the reality: Prices can only stay flat for so long. At some point, the number of homes on the market (inventory) will grow so large that it starts pushing prices down.

In the three year period before COVID (2017-2019), the average end of June inventory was 6,326 homes. The June 2025 ending inventory of 8,894 homes is 40.6% above this level. At a national level, single family home inventory is still BELOW the 2017-2019 average. Denver is one of just a few major cities across the country where inventory levels are substantially above the pre-COVID average.

Keep in mind, though, it's not just about how many homes are for sale—it's also about how many buyers are in the market. Prices rise or fall based on the balance between supply and demand. For example:
- If 8,000 homes sell in a month and 8,000 homes are for sale, that's only 1 month of supply—a red-hot market where prices rise fast.
- If only 1,000 homes sell in a month with 8,000 on the market, that's 8 months of supply—and prices would fall.

Right now, the prior 12-month average for home sales is 2,411 per month. That puts the market at 3.7 months of inventory, which is getting close to the point where home prices typically start to feel downward pressure. Most experts agree that somewhere between 4 to 5 months of inventory (10,000 to 12,000 homes for sale in metro Denver) is where downward pressure on prices kicks in. If the current trend continues, we could hit the 10,000-home threshold by the end of September. Inventory usually drops in the fall and winter, but this year the tipping point might be reached just before the seasonal slowdown.

If metro Denver hits the tipping point, there will be downward pressure on home prices. This isn't going to be like the Great Recession with home prices dropping dramatically, but it could be a minor correction. Whether the market hits this tipping point this year is still to be seen. A quick drop in interest rates could quickly spur buyer activity and bring inventory back down. If you're considering selling your home in the next 6 to 12 months, listing before September could help you stay ahead of any potential market shifts if the tipping point is reached.

Going Through A Divorce? Here's What You Need To Know About Your Home

Divorce is never easy—and figuring out what to do with the house can be one of the toughest decisions you'll face. Do you stay for stability, or sell for a fresh start? What makes the most sense financially? Emotionally?

These aren't just personal questions—they're also legal and financial ones. Can one of you afford to keep the house on a single income? Should you refinance, buy out your spouse, or put the home on the market? And what about taxes and mortgage responsibilities?

To help you navigate these challenges, we've put together a free special report: "Divorce: What You Need to Know About Your House, Your Mortgage and Taxes."

This no-obligation guide is packed with practical information to help you:

1) Understand your options
2) Avoid common (and costly) mistakes
3) Make informed decisions about your next steps

If you or someone you know is facing a divorce and owns a home, this report can be an invaluable first step toward clarity and confidence.

Get your free copy at:

www.SellDueToDivorce.com

There's no pressure—just solid, unbiased advice to help you move forward.

eXp REALTY

A FEW OF DOUG HUTCHINS RECENT SALES AND LISTINGS

1227 Buffalo Ridge Road
Castle Pines
6 Beds, 5 Baths, 6,117 sq.ft.
Stunning Custom Home Backing To Golf Course with Spectacular City Views!

7009 Winter Ridge Pl
Castle Pines
4 Beds, 3 Baths, 4,838 sq. ft.
Backs to Open Space! Mother-in-Law Apartment! Stunning Wood Floors!

240 Corby Place
Castle Pines
5 Beds, 4 Baths, 3,682 sq. ft.
Cul-de-Sac Location! Luxurious Master Bath! Finished Basement!

286 Warwick Place
Castle Pines
5 Beds, 4 Baths, 3,727 sq. ft.
Amazing Kitchen and Master Bath Remodel! Backs Greenbelt!

6157 Vacquero Drive
Castle Pines
5 Beds, 4 Baths, 4,367 sq. ft.
Stunning Basement Finish! Unique Rotunda Entry! Spacious Master Suite!

7196 Campden Place
Castle Pines
4 Beds, 3 Baths, 3,489 sq. ft.
Backs to Open Space! Beautiful Outdoor Space! Stunning Master Bath Remodel!

770 International Isle Drive
Castle Pines Village
5 Beds, 7 Baths, 7,215 sq. ft.
Completely Remodeled! Mountain Views! Amazing Finishes!

10529 Dacre Place
Lone Tree
5 Beds, 4 Baths, 4,833 sq. ft.
0.34 Acre Lot Backing To Greenbelt With Mountain Views! Walkout!

CASTLE PINES MARKET COMMENTARY

Original Communities
(neighborhoods built before 2015)

Home prices in the Original Communities of Castle Pines remain steady, even as the number of homes for sale continues to climb. The average home price over the past 12 months was $1,093,337—virtually unchanged from the previous year's $1,096,706. Price per total square foot also held firm at $235, compared to $236 the year before. The 3 month average sales price of $1,147,813 was 1.1% above the $1,135,034 average from the prior year. Because monthly sales data can swing quite a bit with only a handful of sales, I focus on 3-month and 12-month rolling averages for a clearer picture. You can find more detailed pricing trends anytime at DiscoverCastlePines.com.

At the end of June, there were 52 homes for sale—the highest level of inventory since July 2019 and 52% above the 7-year June average of 34 homes. However, new listings are beginning to slow down. Just 25 homes were listed in June, down from 30 in April and 33 in May, and 14% below the 7-year June average of 29. This drop in new listings helped prevent inventory from growing even more.

Buyer activity remains steady, with 21 homes sold in June—14% above the 7-year average of 18. Homes are also selling in a reasonable time frame, averaging just 19 days on the market, slightly faster than the June average of 21 days.

With 2.5 months of inventory available, the market is still tilted slightly in favor of sellers. Typically, prices remain stable when inventory stays under 4 months and begins to soften when supply exceeds 5 months.

Looking ahead, home prices in the Original Communities are expected to hold steady through the third quarter. As we head into fall and winter, we may see slight seasonal price dips—unless inventory levels spike unexpectedly—which will drive prices lower. For now, Castle Pines continues to outperform the broader metro Denver area, where inventory is rising much more sharply.

New Communities
(neighborhoods built after 2015)

The number of homes for sale in the Castle Pines, CO New Communities remains elevated, even though it dipped slightly from last month. At the end of June, there were 41 homes listed for sale—down from 50 in May, but still well above the 31 homes on the market in June of last year. Keep in mind, this MLS data doesn't include all builder inventory, so the true number of available homes is even higher.

Because individual monthly sales numbers can fluctuate significantly in these neighborhoods, I focus on rolling 3-month and 12-month averages to identify trends. The 12-month average sale price was $1,075,824—down 3.9% from the prior year's average of $1,119,505. Price per total square foot also dipped slightly to $236, compared to $238 last year.

So far in 2025, the MLS has recorded 51 home sales in the New Communities—9 new builds and 42 resale homes. However, public records show 77 new construction sales in the first half of the year, meaning most builder sales are not captured in MLS data. Builders are maintaining a strong sales pace, selling even more homes than last year (124 new builds sold in all of 2024), often using buyer incentives like interest rate buydowns or free upgrades rather than price cuts.

The average time to sell a home in June was 31 days—down from 53 days in May and slightly below the 4-year June average of 32 days. That said, the broader 12-month average sits at 60 days, a bit higher than last year's 57-day average. Inventory levels are easing slightly. At the current pace of sales, there is 4.2 months of inventory available—an improvement from 5.8 months in May. However, we're still near the 5-month mark, which typically signals downward pressure on prices. The 3-month rolling inventory average is at 4.5 months.

Looking ahead, with builder incentives continuing and inventory remaining high, I expect resale home prices in the New Communities to decline modestly—likely 1% to 3%—through the second half of the year.

CASTLE PINES MARKET STATISTICS—Original Communities

Excludes new home communities which are The Canyons, Castle Valley and Castle Pines Town Center

Single Family Homes	2023 Jan 1– Dec 31	2024 Jan 1– Dec 31	*% Change from 2023*	2025 Jan 1– June 30	*% Change from 2024*
Average Sales Price	$1,004,456	$1,124,397	**11.9%**	$1,111,245	**-1.2%**
Average Sales Price/Total Square Feet	$227	$237	**4.4%**	$247	**4.2%**
Average Above Ground Square Ft. Sold Homes	2,805	2,830	**0.9%**	2,910	**2.8%**
Average Days to Sell the Home	31	35	**12.9%**	29	**-17.1%**
Number of Homes Sold	128	141	**10.1%**	79	**NA**

Based on information from REcolorado®, Inc. for the period 01/01/2023 through 6/30/2025 for Single Family Homes. Not all properties were listed and/or sold by eXp Realty. Content maintained by REcolorado®, Inc. may not reflect all real estate activity in the market.

NEW!!
Monthly
Castle Pines
Real Estate
Updates

Scan the QR Code to see the latest Castle Pines real estate market updates.

WHAT THEY ARE SAYING ABOUT DOUG AND HIS TEAM

I am excited to announce that for the 16th year in a row I have been recognized as a Five Star Agent by Five Star Professionals. The Five Star Award recognizes real estate agents who receive the highest customer satisfaction ratings from their clients. Less than 70 agents out of 24,000 in metro Denver have won this award 16 straight years!

What is the Five Star Professionals Five Star Award? Five Star Professionals recognizes licensed real estate agents in metro Denver who provide the highest level of overall customer satisfaction to their clients. Their research team takes consumer and peer feedback to distinguish their candidates, then looks at their experience, conducts a regulatory check, and then talks to candidates and gathers information on their practice in order to evaluate them for the award. From all of this, less than 6% of candidates received the Five Star award in 2025. This research and award have only been conducted and presented for 16 years in metro Denver and I have won this award every year since it was started. The award winners were announced in the July 12th issue of the Denver Post. I have created a proven system that consistently provides a superior customer experience to my clients. It takes skill, consistency, and a commitment to excellence win this award year after year. If you would like to receive this award winning service while selling your home, call me to learn more!

Monthly Average Historical Interest Rates (30 YR fixed Freddie Mac)	
6/30/2025	**6.77%**
3/31/2025	**6.65%**
12/31/2024	**6.91%**
9/30/24	**6.08%**
6/30/24	**6.86%**

CASTLE PINES MARKET STATISTICS—New Communities

New Communities include The Canyons, Castle Valley and Castle Pines Town Center

Single Family Homes	2023 Jan 1– Dec 31	2024 Jan 1– Dec 31	*% Change from 2023*	2025 Jan 1– June 30	*% Change from 2024*
Average Sales Price	$1,194,519	$1,104,850	**-7.5%**	$1,079,977	**-2.3%**
Average Sales Price/Total Square feet	$233	$239	**2.6%**	$240	**0.4%**
Average Above Ground Square Ft. Sold Homes	2,944	2,784	**-5.4%**	2,803	**0.7%**
Average Days To Sell	44	62	**40.1%**	54	**-12.9%**
Number of Homes Sold	85	93	**9.4%**	51	**NA**

Sales data for the new communities only includes sales placed in REcolorado® by builders and does not reflect all home sales in the new communities. Based on information from REcolorado®, Inc. for the period 01/01/2023 through 6/30/2025. Not all properties were listed and/or sold by eXp Realty. Content maintained by REcolorado®, Inc. may not reflect all real estate activity in the market.

www.DiscoverCastlePines.com

Doug Hutchins
Broker Associate
eXp Realty
9800 Pyramid Ct, Suite 400
Englewood, CO 80112

Your Home Sold
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CASTLE PINES 2ND QUARTER REAL ESTATE NEWS

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CHECK YOUR CURRENT CASTLE PINES HOME VALUE HERE

CastlePinesHomeValue.com

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