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CASTLE PINES

Real Estate News ~ 4th Quarter 2025

Serving Castle Pines Since 2004

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2026 Castle Pines Real Estate Forecast

Before I share my 2026 forecast, I want to start with a quick look back at how my 2025 single family home predictions performed. Last January I made six forecasts, and five of them were right on target. Home prices stayed essentially flat in both the Original and New Communities, inventory increased in both areas, and the number of homes sold rose in the New Communities. The only area where I missed slightly was the Original Communities, where I expected sales to increase but they ended up staying about the same.

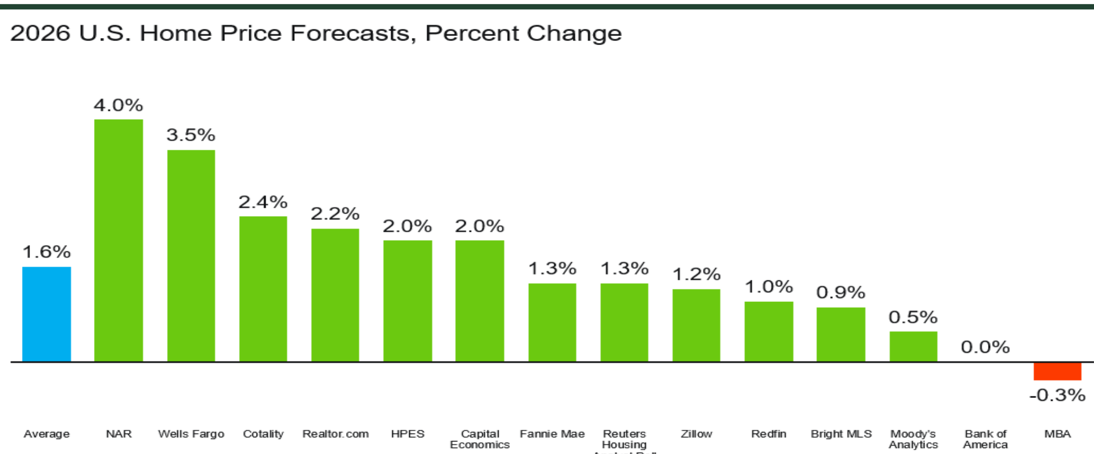
Looking ahead to 2026, interest rates will once again be the biggest factor shaping the market. Most economists are projecting 30-year mortgage rates to range between 5.75% and 6.5% through much of the year, with a gradual downward trend as 2026 progresses. On a national level, home prices are expected to rise modestly, with an average forecasted increase of about 1.6%. It is important to remember that this is a nationwide number and local markets can behave very differently depending on supply, demand, and local conditions.

Here in Castle Pines, I see several trends shaping the year ahead. Buyer activity should continue to improve as more buyers become comfortable with mortgage rates around 6%. Many have now accepted rates are unlikely to drop back below 5% anytime soon, and they no longer want to delay their plans waiting for something that probably will not happen. At the same time, buyers are realizing that home prices are not falling in any meaningful way, which removes another reason to stay on the sidelines.

Inventory should also continue to grow gradually. Homeowners who locked in very low interest rates over the past few years have been hesitant to sell, but that mindset is slowly changing. As people's desire to move, downsize, upsize, or relocate increases, the low mortgage rate becomes less of a deciding factor. More of these homeowners are expected to bring their homes to market in 2026.

Original Communities
(neighborhoods built before 2015)
I expect single family home prices to remain very stable again, with a small chance of a slight decline in the range of 1% to 2%. Inventory should grow modestly, but demand should also pick up as more buyers re-enter the market. I am forecasting total sales to rise into the range of 160 to 170 homes, compared to 144 sales in 2025. With more inventory available and buyers taking a little more time to make decisions, days on market should continue to increase, likely averaging around 40 to 45 days for the year.

New Communities
(neighborhoods built after 2015)
Builders will continue to work hard to keep pricing stable and manage their inventory carefully. However, resale homes will make up a larger portion of total sales, which naturally creates more variation in pricing from one home to another. I expect single family home prices in these neighborhoods to also stay flat or dip slightly, again in the range of 1% to 2%. With the average days on market already around 60 days, I do not expect a major change and believe it will remain close to that level. Inventory should grow slightly, and MLS-reported sales should increase into the range of 120 to 130 homes. Builder sales are expected to remain relatively steady as they continue building and selling at a controlled, consistent pace.



A FEW OF DOUG HUTCHINS RECENT SALES AND LISTINGS

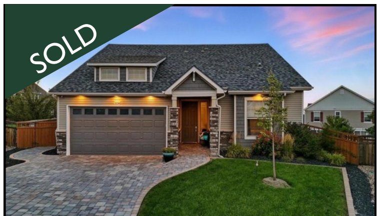
7009 Winter Ridge Pl
Castle Pines
4 Beds, 4 Baths, 4,838 sq.ft.
Backs to Open Space! Mother-in-Law Suite. Walkout Basement. Wine Cellar!

7411 S Curtice Ct
Littleton
6 Beds, 4 Baths, 4,327 sq. ft.
Mountain Views! 0.34 Acre Cul de Sac Lot! Finished Walkout Basement!

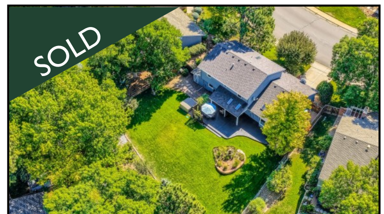
240 Corby Place
Castle Pines
5 Beds, 4 Baths, 3,682 sq. ft.
Cul-de-Sac Location! Luxurious Master Bath! Finished Basement!

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

8623 S Wadsworth Ct
Littleton
4 Beds, 4 Baths, 5,750 sq. ft.
Gourmet Kitchen! 2020 Construction! Main Floor Master! Oversized Garage!



3334 Starry Night Loop
Castle Rock
3 Beds, 3 Baths, 2,550 sq. ft.
Large Lot with Outdoor Sanctuary! Gourmet Kitchen! Two Master Suites!



3765 E Easter Drive
Centennial
4 Beds, 3 Baths, 3,176 sq. ft.
Private Backyard Oasis! 0.29 Acre Lot! Remodeled and Expanded Kitchen!

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 2025 MARKET RECAP

Original Communities
(neighborhoods built before 2015)

Home sales in the Castle Pines Original Communities remained slow in 2025, with just 144 homes sold. That was the third-lowest annual total in the past 20 years and sits 31 percent below the pre-COVID average of 208 sales per year. Only 2023, with 128 sales, and 2024, with 142 sales, were slower.

Inventory has increased slightly as sales have slowed. There were 20 homes available for sale at the end of 2025, up from 14 at the end of 2024. Even with that increase, inventory remains 29 percent below the pre-COVID average of 28 homes for sale. This is the opposite of what is happening across metro Denver, where inventory is now 17 percent higher than pre-pandemic levels.

One reason inventory remains low is that many homeowners are choosing to stay put. Low mortgage interest rates locked in from prior years and generally strong home values are encouraging owners to hold onto their homes. In 2025, there were 198 new listings, which was an increase from 175 in 2024 and 148 in 2023. Even so, that figure is still 24 percent below the pre-COVID average of 261 listings per year. More homeowners are testing the market, but overall supply remains limited by historical standards.

This constrained inventory continues to support home prices, which have remained relatively stable. The average sales price in 2025 was $1,073,134, down 4.5 percent from 2024 but up 6.8 percent from 2023. With such a small number of sales and a wide mix of custom and more standard homes, average prices can move around from year to year depending on what sells. A clearer picture comes from price per square foot, which tends to be more consistent. In 2025, the average price per total square foot was $237, up slightly from $236 in 2024 and up 4.4 percent from $227 in 2023. It was also $236 in 2022, showing that pricing has been remarkably steady for more than three years.

Homes are also taking a bit longer to sell. In 2025, it took an average of 38 days to go under contract, compared to 36 days in 2024 and 31 days in 2023. While this reflects a slower pace, it remains favorable when compared to metro Denver as a whole, where the average time to sell increased from 32 days in 2023 to 45 days in 2025. This difference continues to highlight the Original Communities as a desirable and resilient market that is holding up better than the broader metro area.

New Communities
(neighborhoods built after 2015)

According to MLS data, home sales in the New Communities increased in 2025, with 109 sales compared to 96 in 2024 and 101 in 2023. Of those, 27 were new construction homes reported by builders. However, this only reflects part of the market because builders do not report all of their sales through the MLS. County records show 126 new single-family homes were sold in 2025. In 2024, 129 new homes were sold, showing that overall new construction activity has remained very consistent over the past two years.

Builders were responsible for about 62 percent of all single-family home sales in 2025 in the New Communities, confirming that they continue to drive pricing and market activity. Builders have been keeping prices steady, which creates stability in resale values and limits major price swings. The average sales price in 2025 was just 0.9 percent lower than in 2024 and 3.4 percent lower than in 2023. Because the mix of homes sold can change from year to year, average prices can be misleading. A more reliable measure is price per total square foot. In 2025, the average was $236, down slightly from $237 in 2024 and $240 in 2023, showing only modest softening and overall price stability.

In 2025, the average time to go under contract was 60 days, slightly improved from 64 days in 2024. Inventory rose sharply in 2025, with 36 homes for sale at year end compared to just 13 at the end of 2024. The six-year average is 22 homes, so current inventory is well above normal. Even this understates supply because builders also have additional homes available that are not always fully captured in the MLS. Based on MLS data alone, there is about 4.9 months of inventory. Markets approaching five months of supply are typically shifting toward oversupply, which can put downward pressure on prices if these levels persist.

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– Dec 31	% Change from 2024
Average Sales Price	$1,004,456	$1,124,154	**11.9%**	1,073,134	**-4.5%**
Average Sales Price/Total Square Feet	$227	$236	**4.0%**	$237	**0.4%**
Average Above Ground Square Ft. Sold Homes	2,805	2,834	**1.0%**	2,830	**-0.1%**
Average Days to Sell the Home	31	36	**16.1%**	38	**5.6%**
Number of Homes Sold	128	142	**10.9%**	144	**1.4%**

Based on information from REcolorado®, Inc. for the period 01/01/2023 through 12/31/2025 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've personally known Doug the past 20 years and always said that when it came time to sell our home, he would be the guy and that proved to be a wise decision. He efficiently handled the sale of our home from start to finish being very thoughtful, responsible, and proactive handling all the details which took a BIG load off of us. We were away from our home for several weeks and Doug managed the whole marketing and sales process even contributing some personal labor to assist with some furniture moving to prepare the house for market which is beyond the call of duty and was totally unexpected. Selling a home and moving can be a stressful project, but Doug certainly made it a more pleasant, positive experience. Look up the definition of quality customer service on Google and as far as I am concerned, Doug's name should quickly pop up in the top 10 realtors in all of Colorado.

Darryl and Lesli – Castle Pines

Doug and team helped us successfully sell our property in Castle Pines during the Fall. From start-to-finish, the support we had was outstanding. Doug asked the right questions, understood the area, and always had great ideas. He guided us through the planning and preparation stage, arranged for superb photos and an excellent drone film to support the marketing documents, and was a steady voice through the showing and negotiation stages. So, many thanks to Doug, a First Class service and we are pleased to fully recommend Doug Hutchins if you are planning to sell your property

Mike & Tracy – Castle Pines

Monthly Average Historical Interest Rates (30 YR fixed Freddie Mac)	
12/31/2025	**6.15%**
9/30/2025	**6.34%**
6/30/2025	**6.77%**
3/31/2025	**6.65%**
12/31/2024	**6.91%**

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– Dec 31	% Change from 2024
Average Sales Price	$1,122,388	$1,094,437	**-2.5%**	$1,084,437	**-0.9%**
Average Sales Price/Total Square feet	$240	$237	**-1.3%**	$236	**-0.4%**
Average Above Ground Square Ft. Sold Homes	2,814	2,760	**-1.9%**	2,784	**0.9%**
Average Days To Sell	46	64	**39.1%**	60	**-6.3%**
Number of Homes Sold	101	96	**-5.0%**	109	**13.5%**

Based on information from REcolorado®, Inc. for the period 01/01/2023 through 12/31/2025. Builders do not report all sales to REcolorado®, Inc. 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.

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CASTLE PINES 4TH QUARTER REAL ESTATE MARKET UPDATE

CASTLE PINES REAL ESTATE MARKET UPDATE

CHECK YOUR CURRENT CASTLE PINES HOME VALUE HERE

CastlePinesHomeValue.com

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