

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

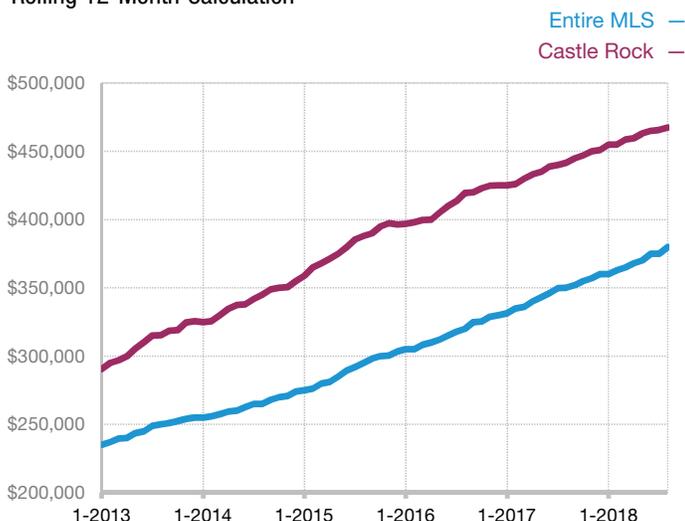
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	436	377	- 13.5%	--	--	--
Under Contract	170	166	- 2.4%	1,245	1,364	+ 9.6%
New Listings	200	183	- 8.5%	1,609	1,702	+ 5.8%
Sold Listings	183	156	- 14.8%	1,165	1,257	+ 7.9%
Days on Market Until Sale	34	32	- 5.9%	36	38	+ 5.6%
Median Sales Price*	\$454,999	\$452,914	- 0.5%	\$450,000	\$474,475	+ 5.4%
Average Sales Price*	\$519,416	\$530,903	+ 2.2%	\$532,417	\$562,332	+ 5.6%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.3%	99.5%	+ 0.2%

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	52	31	- 40.4%	--	--	--
Under Contract	34	30	- 11.8%	255	203	- 20.4%
New Listings	41	33	- 19.5%	296	230	- 22.3%
Sold Listings	34	26	- 23.5%	227	204	- 10.1%
Days on Market Until Sale	15	32	+ 113.3%	22	24	+ 9.1%
Median Sales Price*	\$308,250	\$310,500	+ 0.7%	\$300,000	\$326,250	+ 8.7%
Average Sales Price*	\$314,444	\$334,730	+ 6.5%	\$309,174	\$352,563	+ 14.0%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.4%	99.8%	- 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

