

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

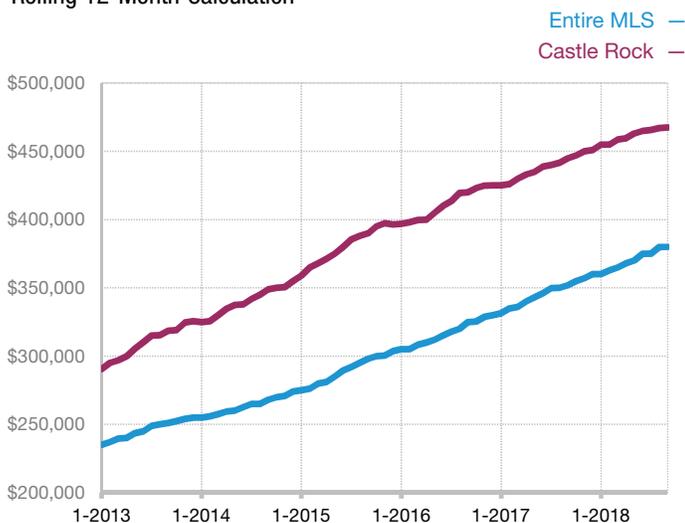
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	399	<b>423</b>	+ 6.0%	--	--	--
Under Contract	148	<b>124</b>	- 16.2%	1,393	<b>1,479</b>	+ 6.2%
New Listings	154	<b>219</b>	+ 42.2%	1,763	<b>1,921</b>	+ 9.0%
Sold Listings	157	<b>135</b>	- 14.0%	1,322	<b>1,402</b>	+ 6.1%
Days on Market Until Sale	44	<b>48</b>	+ 9.1%	37	<b>39</b>	+ 5.4%
Median Sales Price*	\$466,500	<b>\$470,000</b>	+ 0.8%	\$452,500	<b>\$473,116</b>	+ 4.6%
Average Sales Price*	\$552,290	<b>\$589,141</b>	+ 6.7%	\$534,777	<b>\$564,336</b>	+ 5.5%
Percent of List Price Received*	98.9%	<b>98.5%</b>	- 0.4%	99.3%	<b>99.4%</b>	+ 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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	43	<b>41</b>	- 4.7%	--	--	--
Under Contract	33	<b>24</b>	- 27.3%	288	<b>226</b>	- 21.5%
New Listings	34	<b>37</b>	+ 8.8%	330	<b>267</b>	- 19.1%
Sold Listings	39	<b>20</b>	- 48.7%	266	<b>224</b>	- 15.8%
Days on Market Until Sale	32	<b>26</b>	- 18.8%	24	<b>24</b>	0.0%
Median Sales Price*	\$302,500	<b>\$313,250</b>	+ 3.6%	\$300,000	<b>\$325,000</b>	+ 8.3%
Average Sales Price*	\$317,387	<b>\$322,504</b>	+ 1.6%	\$310,378	<b>\$349,879</b>	+ 12.7%
Percent of List Price Received*	99.6%	<b>99.1%</b>	- 0.5%	100.3%	<b>99.7%</b>	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

