

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

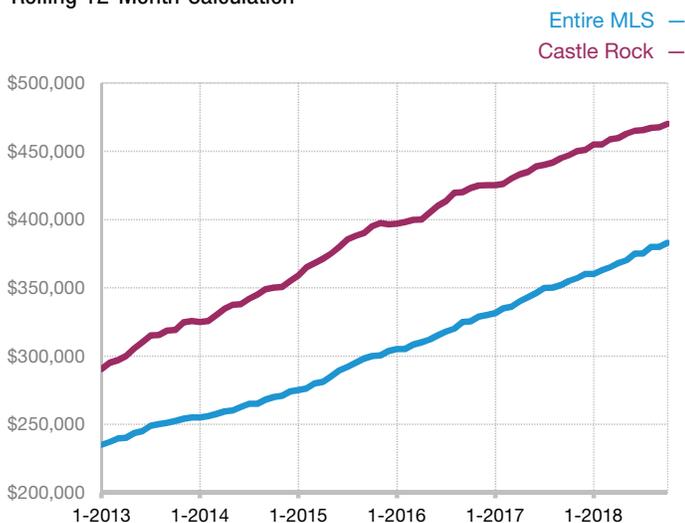
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	368	404	+ 9.8%	--	--	--
Under Contract	149	150	+ 0.7%	1,542	1,619	+ 5.0%
New Listings	169	170	+ 0.6%	1,932	2,091	+ 8.2%
Sold Listings	149	121	- 18.8%	1,471	1,529	+ 3.9%
Days on Market Until Sale	40	51	+ 27.5%	37	40	+ 8.1%
Median Sales Price*	\$455,000	\$482,500	+ 6.0%	\$454,000	\$474,979	+ 4.6%
Average Sales Price*	\$523,020	\$592,429	+ 13.3%	\$533,586	\$566,627	+ 6.2%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	99.3%	99.3%	0.0%

* 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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	35	42	+ 20.0%	--	--	--
Under Contract	28	23	- 17.9%	316	245	- 22.5%
New Listings	23	25	+ 8.7%	353	292	- 17.3%
Sold Listings	30	24	- 20.0%	296	249	- 15.9%
Days on Market Until Sale	31	27	- 12.9%	25	24	- 4.0%
Median Sales Price*	\$309,950	\$316,750	+ 2.2%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$355,493	\$309,979	- 12.8%	\$314,951	\$345,650	+ 9.7%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	100.2%	99.7%	- 0.5%

* 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

