

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

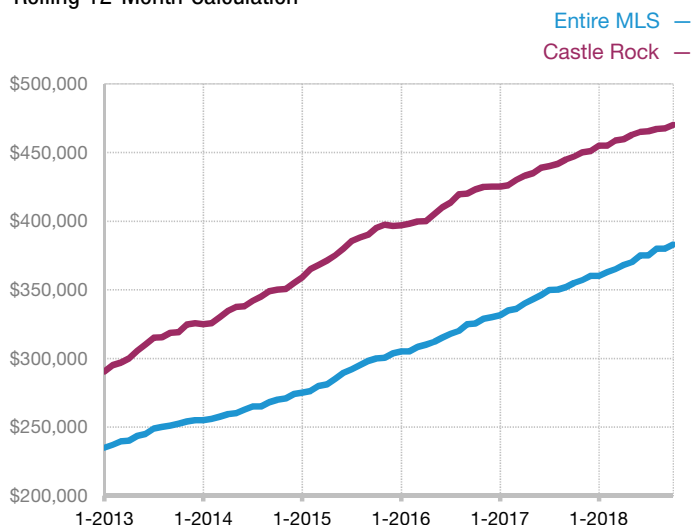
| Single Family | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 10-2017 | Thru 10-2018 | Percent Change from Previous Year |
| 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 | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2017 | 2018 | Percent Change from Previous Year | Thru 10-2017 | Thru 10-2018 | Percent Change from Previous Year |
| 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

