

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

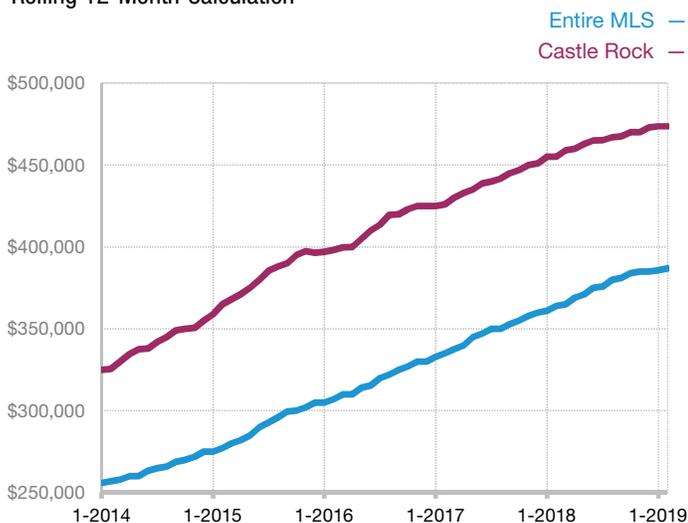
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	319	244	- 23.5%	--	--	--
Under Contract	149	178	+ 19.5%	275	308	+ 12.0%
New Listings	165	172	+ 4.2%	323	357	+ 10.5%
Sold Listings	108	94	- 13.0%	192	196	+ 2.1%
Days on Market Until Sale	43	57	+ 32.6%	44	51	+ 15.9%
Median Sales Price*	\$468,745	\$470,000	+ 0.3%	\$460,000	\$468,000	+ 1.7%
Average Sales Price*	\$528,085	\$542,314	+ 2.7%	\$534,106	\$547,736	+ 2.6%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.0%	99.1%	+ 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	19	34	+ 78.9%	--	--	--
Under Contract	20	22	+ 10.0%	45	36	- 20.0%
New Listings	20	35	+ 75.0%	46	56	+ 21.7%
Sold Listings	21	13	- 38.1%	41	23	- 43.9%
Days on Market Until Sale	33	35	+ 6.1%	27	40	+ 48.1%
Median Sales Price*	\$327,500	\$325,000	- 0.8%	\$327,500	\$325,000	- 0.8%
Average Sales Price*	\$358,955	\$314,726	- 12.3%	\$346,147	\$324,389	- 6.3%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.7%	99.4%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

