

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

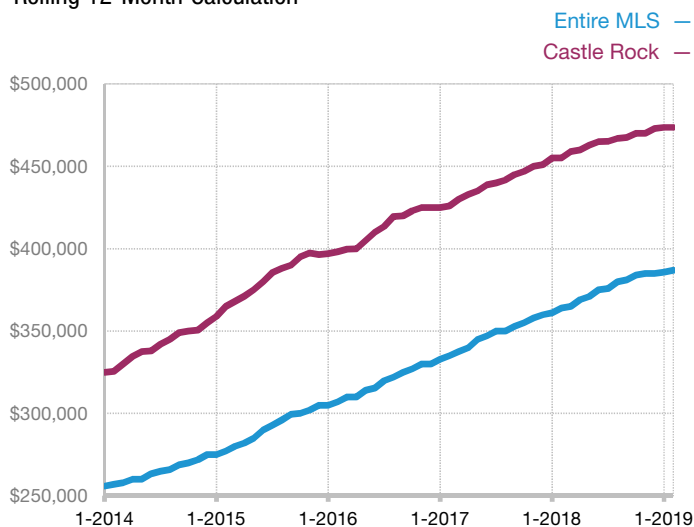
| Single Family                   | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 02-2018 | Thru 02-2019 | Percent Change from Previous Year |
| 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2018      | 2019      | Percent Change from Previous Year | Thru 02-2018 | Thru 02-2019 | Percent Change from Previous Year |
| 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%                            |

\* 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

