

# Local Market Update for March 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

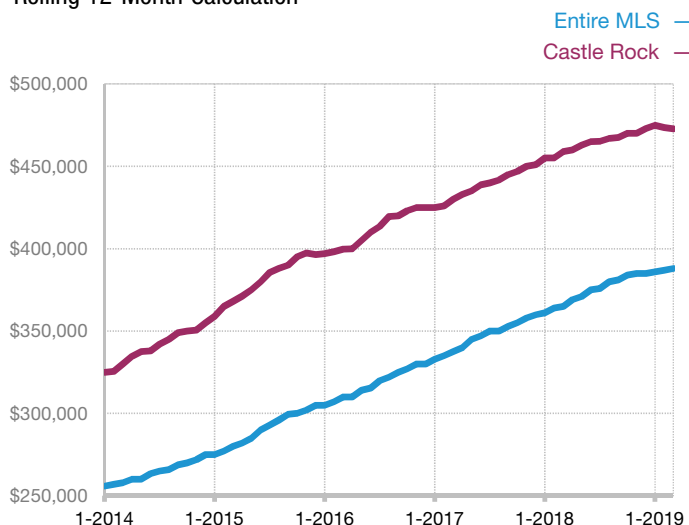
Single Family	March			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Inventory of Active Listings	358	255	- 28.8%	--	--	--
Under Contract	184	191	+ 3.8%	459	493	+ 7.4%
New Listings	251	218	- 13.1%	574	575	+ 0.2%
Sold Listings	168	153	- 8.9%	360	359	- 0.3%
Days on Market Until Sale	43	60	+ 39.5%	43	54	+ 25.6%
Median Sales Price*	\$480,557	\$476,000	- 0.9%	\$471,250	\$470,000	- 0.3%
Average Sales Price*	\$538,300	\$584,783	+ 8.6%	\$536,063	\$562,404	+ 4.9%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	99.4%	99.0%	- 0.4%

\* 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	March			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 03-2018	Thru 03-2019	Percent Change from Previous Year
Inventory of Active Listings	25	38	+ 52.0%	--	--	--
Under Contract	23	36	+ 56.5%	68	72	+ 5.9%
New Listings	30	42	+ 40.0%	76	98	+ 28.9%
Sold Listings	29	25	- 13.8%	70	48	- 31.4%
Days on Market Until Sale	25	23	- 8.0%	26	31	+ 19.2%
Median Sales Price*	\$345,550	\$320,000	- 7.4%	\$333,250	\$322,500	- 3.2%
Average Sales Price*	\$368,323	\$336,859	- 8.5%	\$355,334	\$330,884	- 6.9%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	99.9%	99.4%	- 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

