

Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

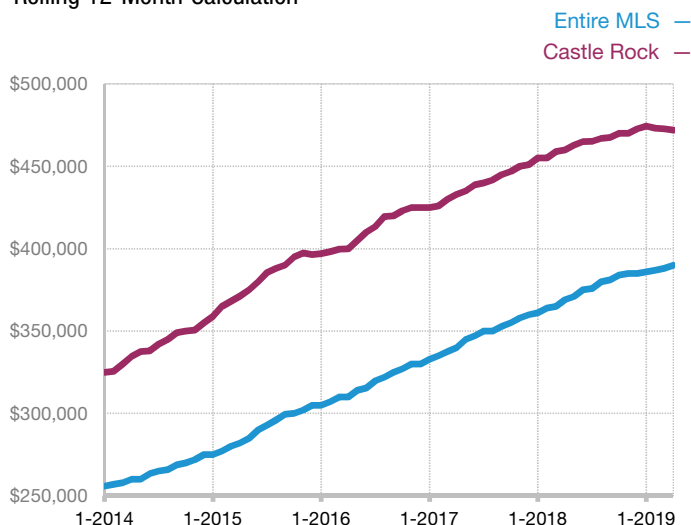
Single Family	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	379	288	- 24.0%	--	--	--
Under Contract	191	203	+ 6.3%	650	682	+ 4.9%
New Listings	235	252	+ 7.2%	809	827	+ 2.2%
Sold Listings	151	174	+ 15.2%	511	536	+ 4.9%
Days on Market Until Sale	33	32	- 3.0%	40	47	+ 17.5%
Median Sales Price*	\$466,933	\$466,750	- 0.0%	\$470,000	\$470,000	0.0%
Average Sales Price*	\$558,193	\$549,865	- 1.5%	\$542,603	\$558,474	+ 2.9%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	99.5%	99.1%	- 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	April			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
Inventory of Active Listings	25	26	+ 4.0%	--	--	--
Under Contract	25	30	+ 20.0%	93	102	+ 9.7%
New Listings	28	21	- 25.0%	104	119	+ 14.4%
Sold Listings	22	30	+ 36.4%	92	80	- 13.0%
Days on Market Until Sale	28	24	- 14.3%	27	28	+ 3.7%
Median Sales Price*	\$354,712	\$331,500	- 6.5%	\$343,188	\$325,000	- 5.3%
Average Sales Price*	\$373,173	\$365,745	- 2.0%	\$359,600	\$346,526	- 3.6%
Percent of List Price Received*	100.2%	98.9%	- 1.3%	100.0%	99.1%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

