

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

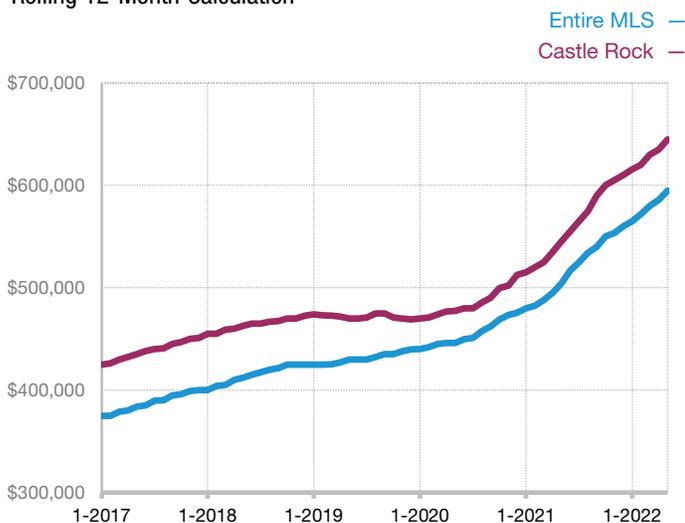
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	106	172	+ 62.3%	--	--	--
Under Contract	218	204	- 6.4%	930	850	- 8.6%
New Listings	214	232	+ 8.4%	953	995	+ 4.4%
Sold Listings	205	184	- 10.2%	764	766	+ 0.3%
Days on Market Until Sale	12	15	+ 25.0%	16	17	+ 6.3%
Median Sales Price*	\$604,000	\$715,000	+ 18.4%	\$590,000	\$685,000	+ 16.1%
Average Sales Price*	\$712,190	\$850,452	+ 19.4%	\$712,238	\$823,480	+ 15.6%
Percent of List Price Received*	105.0%	102.7%	- 2.2%	103.2%	103.8%	+ 0.6%

\* 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	18	10	- 44.4%	--	--	--
Under Contract	39	39	0.0%	163	144	- 11.7%
New Listings	35	39	+ 11.4%	164	156	- 4.9%
Sold Listings	34	23	- 32.4%	127	120	- 5.5%
Days on Market Until Sale	27	10	- 63.0%	22	12	- 45.5%
Median Sales Price*	\$417,037	\$515,000	+ 23.5%	\$409,500	\$495,000	+ 20.9%
Average Sales Price*	\$426,511	\$528,032	+ 23.8%	\$425,526	\$518,998	+ 22.0%
Percent of List Price Received*	103.7%	103.1%	- 0.6%	102.9%	103.8%	+ 0.9%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

