

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

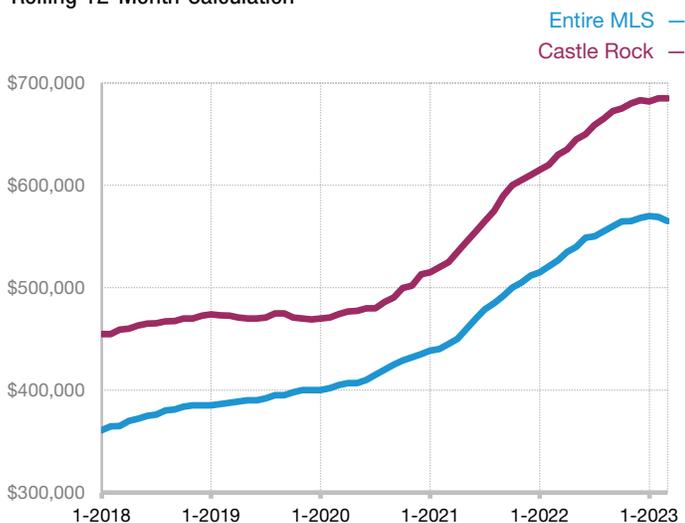
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	122	187	+ 53.3%	--	--	--
Under Contract	164	142	- 13.4%	461	371	- 19.5%
New Listings	210	167	- 20.5%	498	409	- 17.9%
Sold Listings	204	136	- 33.3%	421	307	- 27.1%
Days on Market Until Sale	18	40	+ 122.2%	19	50	+ 163.2%
Median Sales Price*	\$674,937	\$681,500	+ 1.0%	\$663,500	\$665,000	+ 0.2%
Average Sales Price*	\$787,429	\$838,489	+ 6.5%	\$793,085	\$835,598	+ 5.4%
Percent of List Price Received*	104.9%	99.3%	- 5.3%	103.8%	99.1%	- 4.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	25	27	+ 8.0%	--	--	--
Under Contract	24	38	+ 58.3%	76	80	+ 5.3%
New Listings	29	27	- 6.9%	86	73	- 15.1%
Sold Listings	33	22	- 33.3%	69	52	- 24.6%
Days on Market Until Sale	14	34	+ 142.9%	15	46	+ 206.7%
Median Sales Price*	\$525,000	\$452,450	- 13.8%	\$495,000	\$481,500	- 2.7%
Average Sales Price*	\$541,351	\$451,190	- 16.7%	\$535,755	\$477,021	- 11.0%
Percent of List Price Received*	104.8%	99.1%	- 5.4%	103.9%	99.1%	- 4.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

