

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

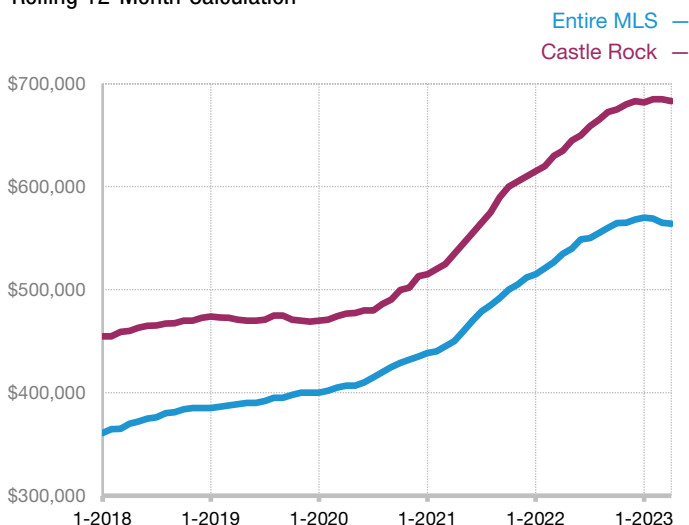
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	202	190	- 5.9%	--	--	--
Under Contract	172	147	- 14.5%	633	512	- 19.1%
New Listings	257	160	- 37.7%	755	569	- 24.6%
Sold Listings	168	111	- 33.9%	589	418	- 29.0%
Days on Market Until Sale	14	31	+ 121.4%	18	45	+ 150.0%
Median Sales Price*	\$702,800	\$679,990	- 3.2%	\$674,874	\$672,495	- 0.4%
Average Sales Price*	\$872,664	\$832,345	- 4.6%	\$815,783	\$834,734	+ 2.3%
Percent of List Price Received*	105.0%	99.5%	- 5.2%	104.1%	99.2%	- 4.7%

\* 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	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	24	24	0.0%	--	--	--
Under Contract	29	25	- 13.8%	105	103	- 1.9%
New Listings	28	22	- 21.4%	114	95	- 16.7%
Sold Listings	28	36	+ 28.6%	97	88	- 9.3%
Days on Market Until Sale	5	35	+ 600.0%	12	41	+ 241.7%
Median Sales Price*	\$472,500	\$483,500	+ 2.3%	\$490,000	\$483,500	- 1.3%
Average Sales Price*	\$470,283	\$528,608	+ 12.4%	\$516,856	\$498,125	- 3.6%
Percent of List Price Received*	104.0%	99.3%	- 4.5%	103.9%	99.2%	- 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.

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



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

