

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

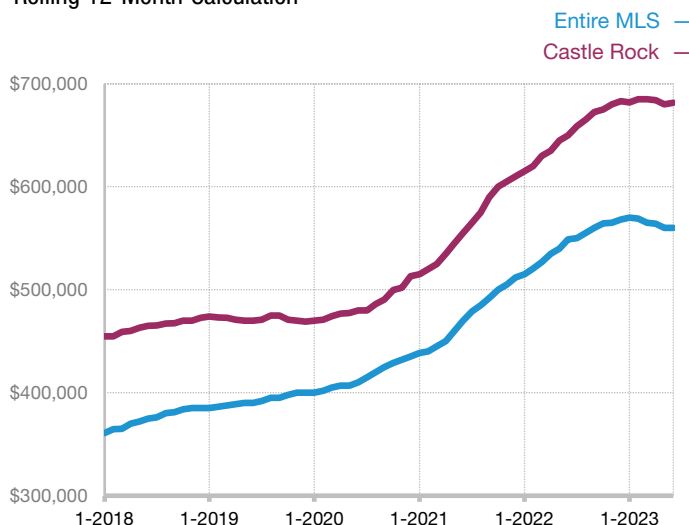
Single Family	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	361	214	- 40.7%	--	--	--
Under Contract	140	149	+ 6.4%	957	778	- 18.7%
New Listings	281	184	- 34.5%	1,264	917	- 27.5%
Sold Listings	213	138	- 35.2%	991	704	- 29.0%
Days on Market Until Sale	20	32	+ 60.0%	18	39	+ 116.7%
Median Sales Price*	\$685,000	\$715,000	+ 4.4%	\$685,000	\$685,500	+ 0.1%
Average Sales Price*	\$810,273	\$860,650	+ 6.2%	\$819,809	\$825,123	+ 0.6%
Percent of List Price Received*	101.3%	99.4%	- 1.9%	103.3%	99.4%	- 3.8%

\* 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	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	42	30	- 28.6%	--	--	--
Under Contract	21	25	+ 19.0%	163	140	- 14.1%
New Listings	41	28	- 31.7%	194	141	- 27.3%
Sold Listings	40	14	- 65.0%	161	126	- 21.7%
Days on Market Until Sale	16	40	+ 150.0%	13	45	+ 246.2%
Median Sales Price*	\$496,000	\$460,500	- 7.2%	\$495,000	\$489,000	- 1.2%
Average Sales Price*	\$506,694	\$474,459	- 6.4%	\$519,550	\$511,826	- 1.5%
Percent of List Price Received*	102.1%	99.3%	- 2.7%	103.3%	99.3%	- 3.9%

\* 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

