

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

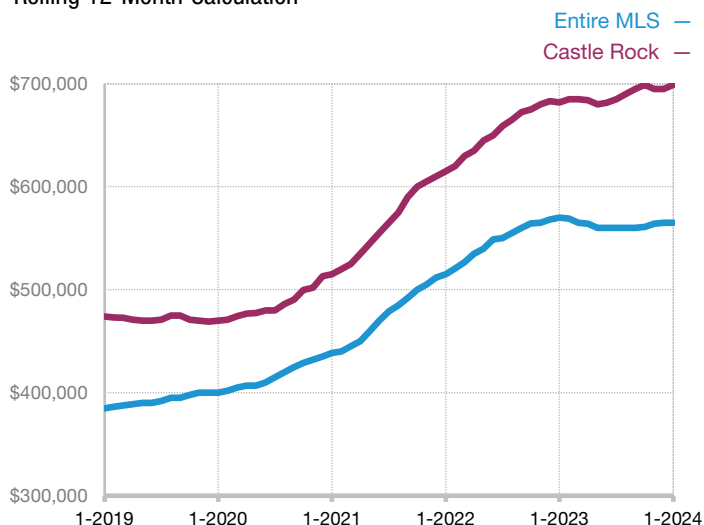
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	222	177	- 20.3%	--	--	--
Under Contract	110	140	+ 27.3%	110	140	+ 27.3%
New Listings	118	109	- 7.6%	118	109	- 7.6%
Sold Listings	71	77	+ 8.5%	71	77	+ 8.5%
Days on Market Until Sale	71	71	0.0%	71	71	0.0%
Median Sales Price*	\$644,950	\$685,000	+ 6.2%	\$644,950	\$685,000	+ 6.2%
Average Sales Price*	\$787,150	\$791,903	+ 0.6%	\$787,150	\$791,903	+ 0.6%
Percent of List Price Received*	98.0%	98.9%	+ 0.9%	98.0%	98.9%	+ 0.9%

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

Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	50	30	- 40.0%	--	--	--
Under Contract	18	18	0.0%	18	18	0.0%
New Listings	23	21	- 8.7%	23	21	- 8.7%
Sold Listings	11	15	+ 36.4%	11	15	+ 36.4%
Days on Market Until Sale	41	42	+ 2.4%	41	42	+ 2.4%
Median Sales Price*	\$462,500	\$395,000	- 14.6%	\$462,500	\$395,000	- 14.6%
Average Sales Price*	\$460,591	\$439,160	- 4.7%	\$460,591	\$439,160	- 4.7%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	98.6%	99.2%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

