

# Local Market Update for March 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

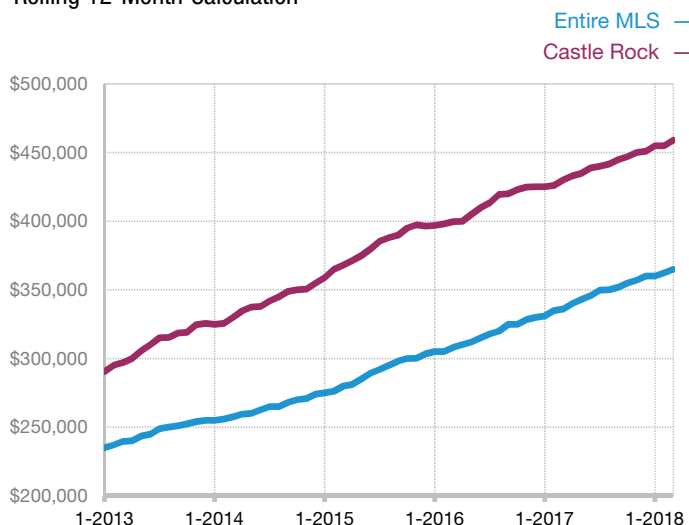
Single Family	March			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 03-2017	Thru 03-2018	Percent Change from Previous Year
Inventory of Active Listings	318	307	- 3.5%	--	--	--
Under Contract	151	194	+ 28.5%	399	470	+ 17.8%
New Listings	211	251	+ 19.0%	484	574	+ 18.6%
Sold Listings	145	164	+ 13.1%	324	354	+ 9.3%
Days on Market Until Sale	42	43	+ 2.4%	47	44	- 6.4%
Median Sales Price*	\$469,950	\$480,557	+ 2.3%	\$445,000	\$471,250	+ 5.9%
Average Sales Price*	\$534,793	\$539,950	+ 1.0%	\$508,629	\$537,093	+ 5.6%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	99.0%	99.4%	+ 0.4%

\* 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		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 03-2017	Thru 03-2018	Percent Change from Previous Year
Inventory of Active Listings	40	17	- 57.5%	--	--	--
Under Contract	34	26	- 23.5%	79	72	- 8.9%
New Listings	54	30	- 44.4%	90	76	- 15.6%
Sold Listings	25	28	+ 12.0%	50	69	+ 38.0%
Days on Market Until Sale	29	23	- 20.7%	31	26	- 16.1%
Median Sales Price*	\$293,800	\$344,963	+ 17.4%	\$294,400	\$330,000	+ 12.1%
Average Sales Price*	\$302,776	\$362,013	+ 19.6%	\$309,530	\$352,585	+ 13.9%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	100.0%	100.0%	0.0%

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



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

