

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

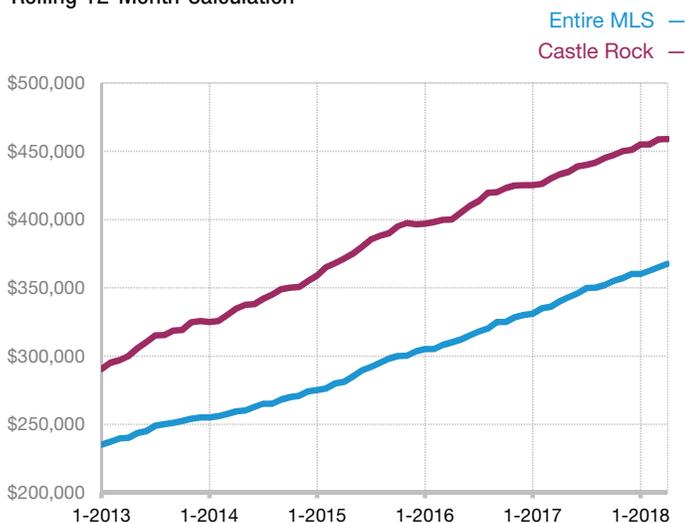
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	361	318	- 11.9%	--	--	--
Under Contract	170	207	+ 21.8%	569	672	+ 18.1%
New Listings	230	236	+ 2.6%	714	810	+ 13.4%
Sold Listings	131	146	+ 11.5%	455	507	+ 11.4%
Days on Market Until Sale	42	32	- 23.8%	46	40	- 13.0%
Median Sales Price*	\$465,000	\$465,300	+ 0.1%	\$450,000	\$470,000	+ 4.4%
Average Sales Price*	\$554,664	\$544,802	- 1.8%	\$521,883	\$538,213	+ 3.1%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	99.1%	99.5%	+ 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	37	22	- 40.5%	--	--	--
Under Contract	39	27	- 30.8%	118	95	- 19.5%
New Listings	39	28	- 28.2%	129	104	- 19.4%
Sold Listings	32	22	- 31.3%	82	92	+ 12.2%
Days on Market Until Sale	15	28	+ 86.7%	25	27	+ 8.0%
Median Sales Price*	\$280,000	\$354,712	+ 26.7%	\$286,050	\$343,188	+ 20.0%
Average Sales Price*	\$287,166	\$373,173	+ 30.0%	\$300,803	\$359,600	+ 19.5%
Percent of List Price Received*	100.7%	100.2%	- 0.5%	100.3%	100.0%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

