

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

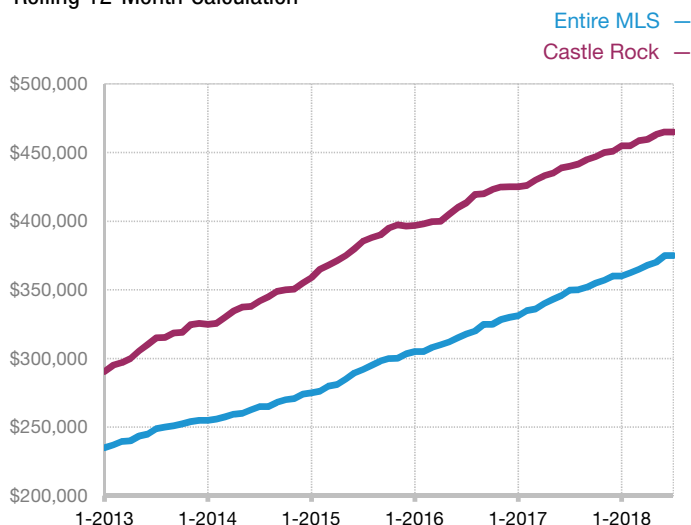
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	448	383	- 14.5%	--	--	--
Under Contract	173	169	- 2.3%	1,075	1,209	+ 12.5%
New Listings	211	200	- 5.2%	1,409	1,520	+ 7.9%
Sold Listings	156	179	+ 14.7%	982	1,091	+ 11.1%
Days on Market Until Sale	32	37	+ 15.6%	36	38	+ 5.6%
Median Sales Price*	\$467,250	\$465,000	- 0.5%	\$450,000	\$475,000	+ 5.6%
Average Sales Price*	\$565,068	\$560,405	- 0.8%	\$534,839	\$566,884	+ 6.0%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	99.4%	99.5%	+ 0.1%

* 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	51	30	- 41.2%	--	--	--
Under Contract	42	28	- 33.3%	221	176	- 20.4%
New Listings	40	28	- 30.0%	255	197	- 22.7%
Sold Listings	36	23	- 36.1%	193	178	- 7.8%
Days on Market Until Sale	27	17	- 37.0%	24	23	- 4.2%
Median Sales Price*	\$314,950	\$325,000	+ 3.2%	\$300,000	\$328,500	+ 9.5%
Average Sales Price*	\$329,527	\$332,530	+ 0.9%	\$308,246	\$355,168	+ 15.2%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	100.5%	99.8%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

