

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

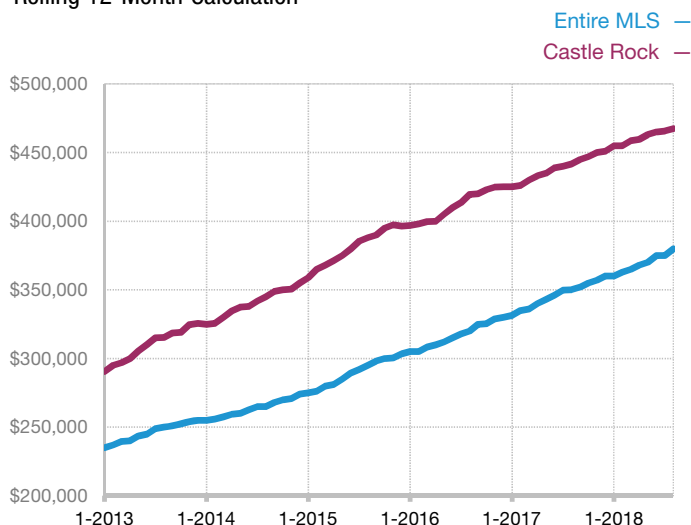
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017      | 2018      | Percent Change from Previous Year | Thru 08-2017 | Thru 08-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 436       | 377       | - 13.5%                           | --           | --           | --                                |
| Under Contract                  | 170       | 166       | - 2.4%                            | 1,245        | 1,364        | + 9.6%                            |
| New Listings                    | 200       | 183       | - 8.5%                            | 1,609        | 1,702        | + 5.8%                            |
| Sold Listings                   | 183       | 156       | - 14.8%                           | 1,165        | 1,257        | + 7.9%                            |
| Days on Market Until Sale       | 34        | 32        | - 5.9%                            | 36           | 38           | + 5.6%                            |
| Median Sales Price*             | \$454,999 | \$452,914 | - 0.5%                            | \$450,000    | \$474,475    | + 5.4%                            |
| Average Sales Price*            | \$519,416 | \$530,903 | + 2.2%                            | \$532,417    | \$562,332    | + 5.6%                            |
| Percent of List Price Received* | 99.1%     | 99.3%     | + 0.2%                            | 99.3%        | 99.5%        | + 0.2%                            |

\* 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                 | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2017      | 2018      | Percent Change from Previous Year | Thru 08-2017 | Thru 08-2018 | Percent Change from Previous Year |
| Inventory of Active Listings    | 52        | 31        | - 40.4%                           | --           | --           | --                                |
| Under Contract                  | 34        | 30        | - 11.8%                           | 255          | 203          | - 20.4%                           |
| New Listings                    | 41        | 33        | - 19.5%                           | 296          | 230          | - 22.3%                           |
| Sold Listings                   | 34        | 26        | - 23.5%                           | 227          | 204          | - 10.1%                           |
| Days on Market Until Sale       | 15        | 32        | + 113.3%                          | 22           | 24           | + 9.1%                            |
| Median Sales Price*             | \$308,250 | \$310,500 | + 0.7%                            | \$300,000    | \$326,250    | + 8.7%                            |
| Average Sales Price*            | \$314,444 | \$334,730 | + 6.5%                            | \$309,174    | \$352,563    | + 14.0%                           |
| Percent of List Price Received* | 99.9%     | 99.6%     | - 0.3%                            | 100.4%       | 99.8%        | - 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

