

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

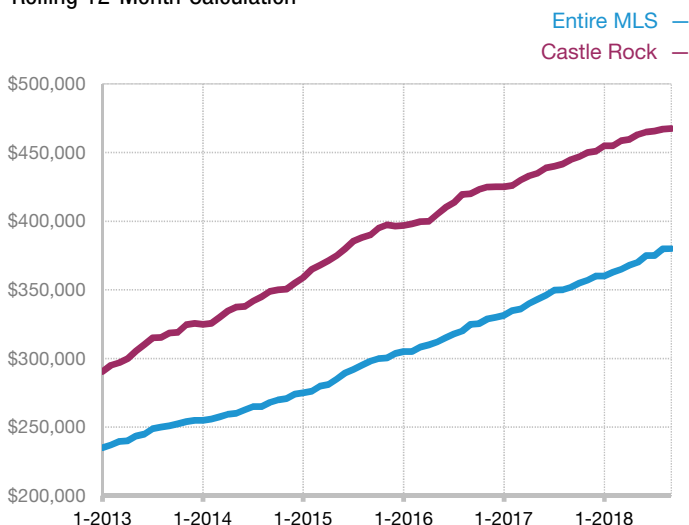
Single Family	September			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	399	423	+ 6.0%	--	--	--
Under Contract	148	124	- 16.2%	1,393	1,479	+ 6.2%
New Listings	154	219	+ 42.2%	1,763	1,921	+ 9.0%
Sold Listings	157	135	- 14.0%	1,322	1,402	+ 6.1%
Days on Market Until Sale	44	48	+ 9.1%	37	39	+ 5.4%
Median Sales Price*	\$466,500	\$470,000	+ 0.8%	\$452,500	\$473,116	+ 4.6%
Average Sales Price*	\$552,290	\$589,141	+ 6.7%	\$534,777	\$564,336	+ 5.5%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.3%	99.4%	+ 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	September			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	43	41	- 4.7%	--	--	--
Under Contract	33	24	- 27.3%	288	226	- 21.5%
New Listings	34	37	+ 8.8%	330	267	- 19.1%
Sold Listings	39	20	- 48.7%	266	224	- 15.8%
Days on Market Until Sale	32	26	- 18.8%	24	24	0.0%
Median Sales Price*	\$302,500	\$313,250	+ 3.6%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$317,387	\$322,504	+ 1.6%	\$310,378	\$349,879	+ 12.7%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	100.3%	99.7%	- 0.6%

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



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

