

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

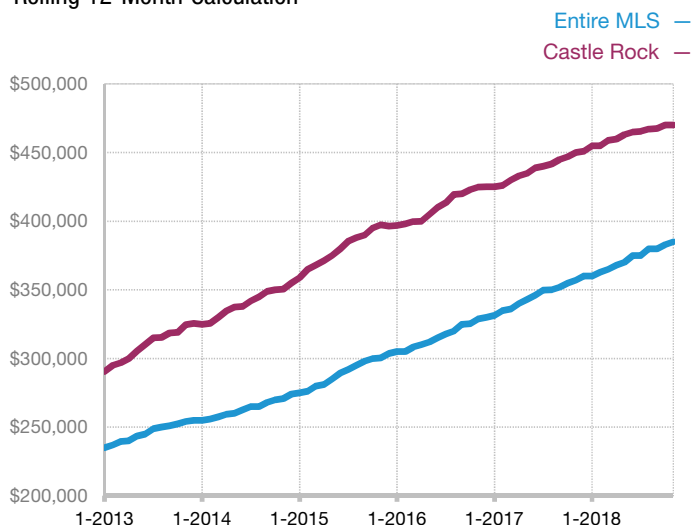
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	366	365	- 0.3%	--	--	--
Under Contract	98	131	+ 33.7%	1,640	1,731	+ 5.5%
New Listings	127	126	- 0.8%	2,059	2,217	+ 7.7%
Sold Listings	148	122	- 17.6%	1,619	1,653	+ 2.1%
Days on Market Until Sale	42	45	+ 7.1%	38	40	+ 5.3%
Median Sales Price*	\$450,000	\$464,000	+ 3.1%	\$453,500	\$473,613	+ 4.4%
Average Sales Price*	\$528,176	\$529,644	+ 0.3%	\$533,091	\$563,705	+ 5.7%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.3%	99.3%	0.0%

* 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	32	30	- 6.3%	--	--	--
Under Contract	22	16	- 27.3%	338	261	- 22.8%
New Listings	20	10	- 50.0%	373	302	- 19.0%
Sold Listings	31	22	- 29.0%	327	274	- 16.2%
Days on Market Until Sale	31	27	- 12.9%	25	24	- 4.0%
Median Sales Price*	\$310,000	\$319,000	+ 2.9%	\$300,600	\$325,000	+ 8.1%
Average Sales Price*	\$314,460	\$312,750	- 0.5%	\$314,904	\$342,748	+ 8.8%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	100.0%	99.6%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

