

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

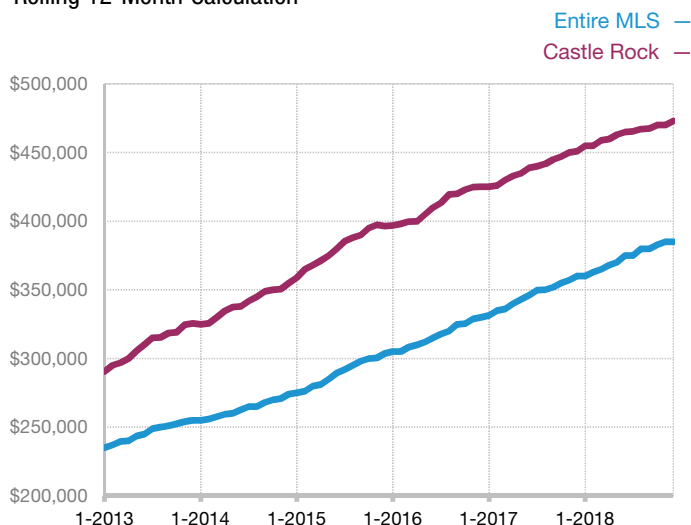
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	327	287	- 12.2%	--	--	--
Under Contract	76	109	+ 43.4%	1,716	1,831	+ 6.7%
New Listings	71	56	- 21.1%	2,130	2,273	+ 6.7%
Sold Listings	110	138	+ 25.5%	1,729	1,803	+ 4.3%
Days on Market Until Sale	38	57	+ 50.0%	38	41	+ 7.9%
Median Sales Price*	\$437,761	\$465,000	+ 6.2%	\$451,000	\$472,984	+ 4.9%
Average Sales Price*	\$491,932	\$511,454	+ 4.0%	\$530,473	\$559,496	+ 5.5%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	99.2%	99.3%	+ 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	23	27	+ 17.4%	--	--	--
Under Contract	24	13	- 45.8%	362	274	- 24.3%
New Listings	17	12	- 29.4%	390	314	- 19.5%
Sold Listings	22	13	- 40.9%	349	288	- 17.5%
Days on Market Until Sale	52	84	+ 61.5%	27	28	+ 3.7%
Median Sales Price*	\$326,000	\$347,000	+ 6.4%	\$304,500	\$325,000	+ 6.7%
Average Sales Price*	\$387,372	\$433,307	+ 11.9%	\$319,472	\$346,920	+ 8.6%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	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

