

Local Market Update for January 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

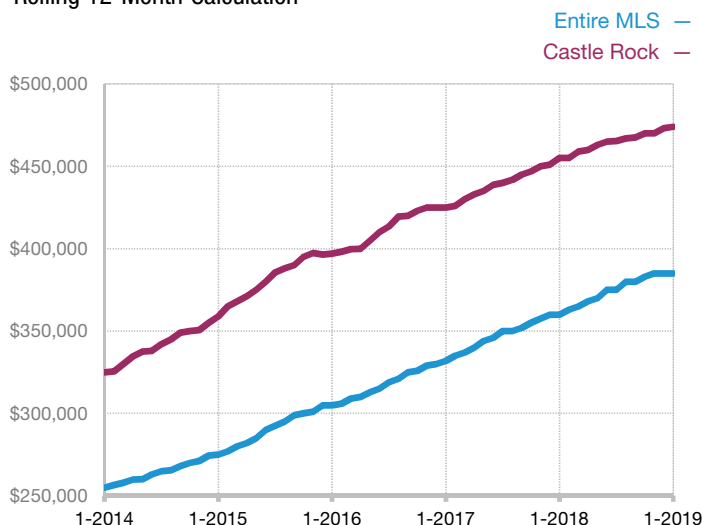
Single Family	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	317	278	- 12.3%	--	--	--
Under Contract	126	138	+ 9.5%	126	138	+ 9.5%
New Listings	158	185	+ 17.1%	158	185	+ 17.1%
Sold Listings	84	98	+ 16.7%	84	98	+ 16.7%
Days on Market Until Sale	46	45	- 2.2%	46	45	- 2.2%
Median Sales Price*	\$452,000	\$467,400	+ 3.4%	\$452,000	\$467,400	+ 3.4%
Average Sales Price*	\$541,848	\$556,208	+ 2.7%	\$541,848	\$556,208	+ 2.7%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	98.9%	99.1%	+ 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	January			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 01-2018	Thru 01-2019	Percent Change from Previous Year
Inventory of Active Listings	20	27	+ 35.0%	--	--	--
Under Contract	25	16	- 36.0%	25	16	- 36.0%
New Listings	26	21	- 19.2%	26	21	- 19.2%
Sold Listings	20	9	- 55.0%	20	9	- 55.0%
Days on Market Until Sale	22	43	+ 95.5%	22	43	+ 95.5%
Median Sales Price*	\$323,500	\$321,500	- 0.6%	\$323,500	\$321,500	- 0.6%
Average Sales Price*	\$332,698	\$328,944	- 1.1%	\$332,698	\$328,944	- 1.1%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	99.9%	99.5%	- 0.4%

* 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

