

# Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

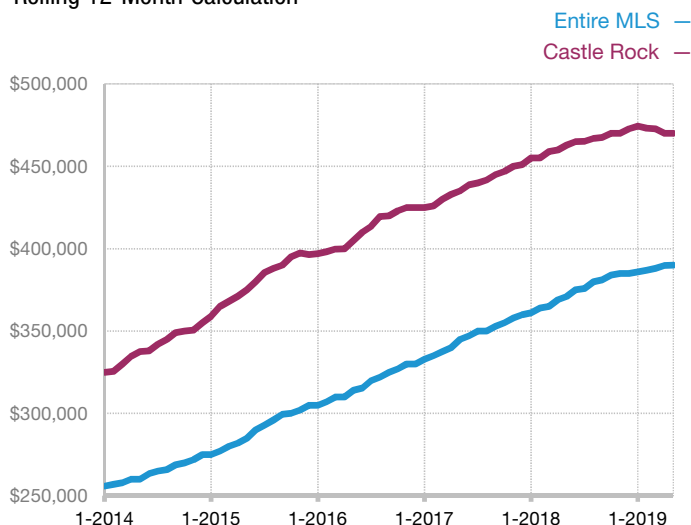
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	429	357	- 16.8%	--	--	--
Under Contract	196	197	+ 0.5%	846	858	+ 1.4%
New Listings	266	284	+ 6.8%	1,075	1,112	+ 3.4%
Sold Listings	184	192	+ 4.3%	695	730	+ 5.0%
Days on Market Until Sale	36	27	- 25.0%	39	42	+ 7.7%
Median Sales Price*	\$489,879	\$476,625	- 2.7%	\$475,000	\$470,000	- 1.1%
Average Sales Price*	\$606,025	\$549,848	- 9.3%	\$559,326	\$555,202	- 0.7%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.5%	99.2%	- 0.3%

\* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	36	48	+ 33.3%	--	--	--
Under Contract	29	24	- 17.2%	122	120	- 1.6%
New Listings	39	40	+ 2.6%	143	159	+ 11.2%
Sold Listings	34	25	- 26.5%	126	106	- 15.9%
Days on Market Until Sale	16	27	+ 68.8%	24	28	+ 16.7%
Median Sales Price*	\$321,500	\$369,000	+ 14.8%	\$330,000	\$330,000	0.0%
Average Sales Price*	\$344,705	\$351,289	+ 1.9%	\$355,581	\$346,786	- 2.5%
Percent of List Price Received*	99.8%	98.5%	- 1.3%	99.9%	98.9%	- 1.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

