

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

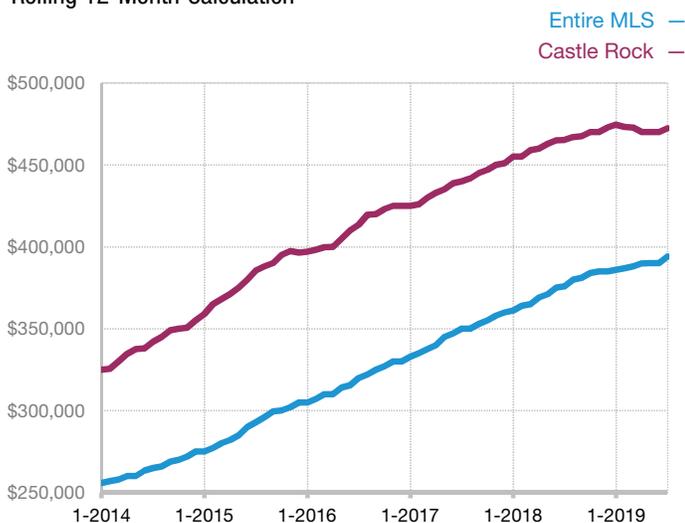
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	444	411	- 7.4%	--	--	--
Under Contract	162	177	+ 9.3%	1,189	1,195	+ 0.5%
New Listings	199	200	+ 0.5%	1,519	1,563	+ 2.9%
Sold Listings	189	167	- 11.6%	1,101	1,084	- 1.5%
Days on Market Until Sale	41	38	- 7.3%	38	40	+ 5.3%
Median Sales Price*	\$470,000	\$515,000	+ 9.6%	\$475,000	\$475,000	0.0%
Average Sales Price*	\$560,203	\$617,619	+ 10.2%	\$566,512	\$569,468	+ 0.5%
Percent of List Price Received*	99.1%	98.8%	- 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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	36	40	+ 11.1%	--	--	--
Under Contract	25	42	+ 68.0%	173	196	+ 13.3%
New Listings	28	39	+ 39.3%	197	244	+ 23.9%
Sold Listings	24	36	+ 50.0%	179	167	- 6.7%
Days on Market Until Sale	23	28	+ 21.7%	23	28	+ 21.7%
Median Sales Price*	\$327,000	\$299,500	- 8.4%	\$329,000	\$325,000	- 1.2%
Average Sales Price*	\$333,972	\$307,921	- 7.8%	\$355,235	\$338,583	- 4.7%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	99.8%	99.1%	- 0.7%

* 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

