

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

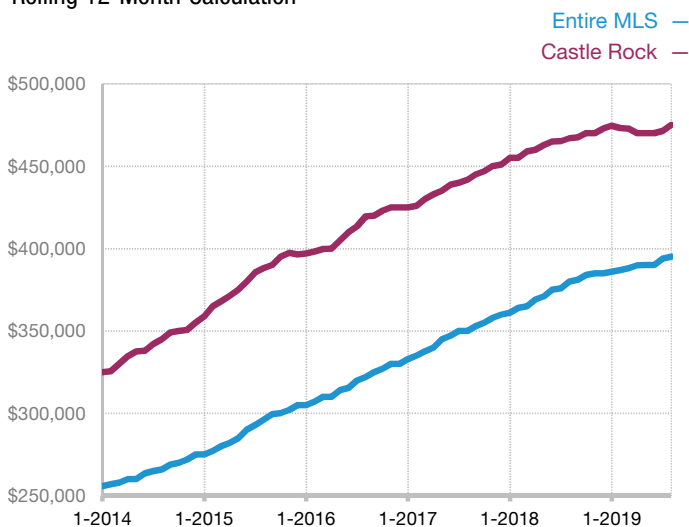
Single Family	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	440	423	- 3.9%	--	--	--
Under Contract	156	175	+ 12.2%	1,345	1,361	+ 1.2%
New Listings	183	234	+ 27.9%	1,702	1,797	+ 5.6%
Sold Listings	168	158	- 6.0%	1,269	1,248	- 1.7%
Days on Market Until Sale	34	33	- 2.9%	38	39	+ 2.6%
Median Sales Price*	\$450,716	\$487,450	+ 8.2%	\$472,984	\$475,000	+ 0.4%
Average Sales Price*	\$528,463	\$587,990	+ 11.3%	\$561,471	\$571,014	+ 1.7%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	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	August			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	38	47	+ 23.7%	--	--	--
Under Contract	29	27	- 6.9%	202	221	+ 9.4%
New Listings	33	39	+ 18.2%	230	283	+ 23.0%
Sold Listings	26	35	+ 34.6%	205	202	- 1.5%
Days on Market Until Sale	32	26	- 18.8%	25	28	+ 12.0%
Median Sales Price*	\$310,500	\$315,000	+ 1.4%	\$327,500	\$323,375	- 1.3%
Average Sales Price*	\$334,730	\$315,428	- 5.8%	\$352,634	\$334,571	- 5.1%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.8%	99.1%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

