

Local Market Update for September 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

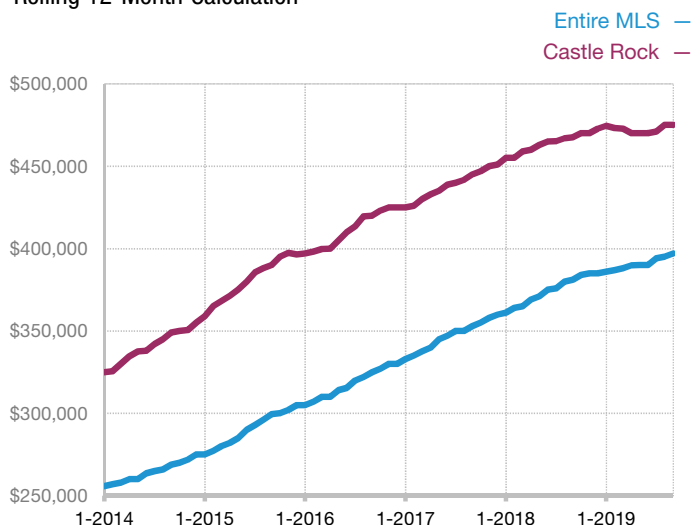
Single Family	September			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Inventory of Active Listings	497	410	- 17.5%	--	--	--
Under Contract	119	180	+ 51.3%	1,464	1,531	+ 4.6%
New Listings	220	193	- 12.3%	1,922	1,991	+ 3.6%
Sold Listings	143	140	- 2.1%	1,412	1,399	- 0.9%
Days on Market Until Sale	48	43	- 10.4%	39	39	0.0%
Median Sales Price*	\$470,000	\$472,000	+ 0.4%	\$472,851	\$475,000	+ 0.5%
Average Sales Price*	\$586,901	\$541,135	- 7.8%	\$564,048	\$567,197	+ 0.6%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	99.4%	99.2%	- 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	September			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 09-2018	Thru 09-2019	Percent Change from Previous Year
Inventory of Active Listings	50	40	- 20.0%	--	--	--
Under Contract	20	29	+ 45.0%	222	249	+ 12.2%
New Listings	37	22	- 40.5%	267	305	+ 14.2%
Sold Listings	21	22	+ 4.8%	226	225	- 0.4%
Days on Market Until Sale	25	46	+ 84.0%	25	29	+ 16.0%
Median Sales Price*	\$309,000	\$317,500	+ 2.8%	\$325,000	\$323,000	- 0.6%
Average Sales Price*	\$319,265	\$335,166	+ 5.0%	\$349,533	\$334,976	- 4.2%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.7%	99.0%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

