

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

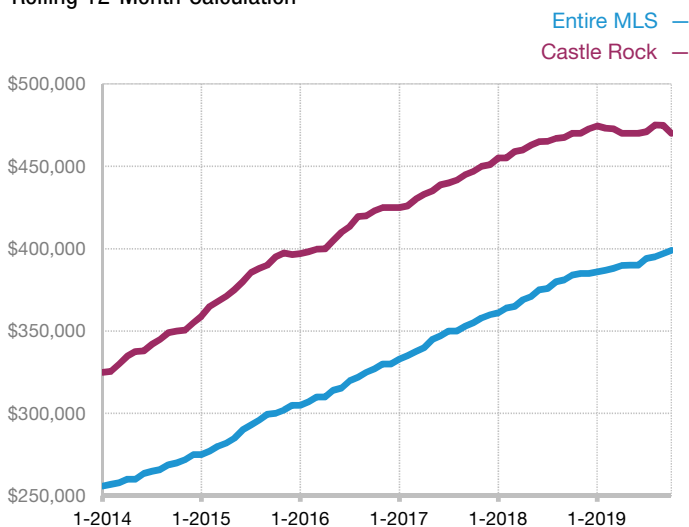
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	486	381	- 21.6%	--	--	--
Under Contract	133	156	+ 17.3%	1,597	1,669	+ 4.5%
New Listings	170	166	- 2.4%	2,092	2,157	+ 3.1%
Sold Listings	128	162	+ 26.6%	1,540	1,574	+ 2.2%
Days on Market Until Sale	51	37	- 27.5%	40	39	- 2.5%
Median Sales Price*	\$483,750	\$462,000	- 4.5%	\$474,959	\$471,423	- 0.7%
Average Sales Price*	\$590,490	\$555,863	- 5.9%	\$566,248	\$565,016	- 0.2%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	99.3%	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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	51	49	- 3.9%	--	--	--
Under Contract	23	32	+ 39.1%	245	279	+ 13.9%
New Listings	25	44	+ 76.0%	292	349	+ 19.5%
Sold Listings	28	21	- 25.0%	254	249	- 2.0%
Days on Market Until Sale	26	51	+ 96.2%	25	31	+ 24.0%
Median Sales Price*	\$319,750	\$330,000	+ 3.2%	\$325,000	\$323,500	- 0.5%
Average Sales Price*	\$311,805	\$354,811	+ 13.8%	\$345,374	\$336,307	- 2.6%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	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

