

Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

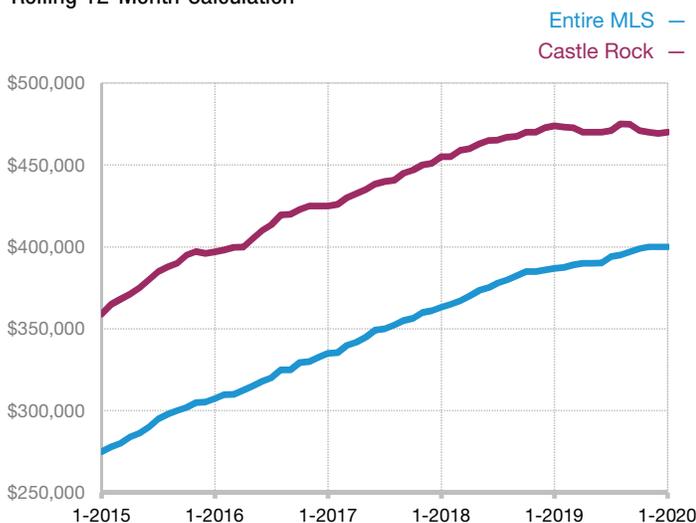
Single Family	January			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	335	228	- 31.9%	--	--	--
Under Contract	126	173	+ 37.3%	126	173	+ 37.3%
New Listings	185	167	- 9.7%	185	167	- 9.7%
Sold Listings	106	103	- 2.8%	106	103	- 2.8%
Days on Market Until Sale	47	65	+ 38.3%	47	65	+ 38.3%
Median Sales Price*	\$468,000	\$483,876	+ 3.4%	\$468,000	\$483,876	+ 3.4%
Average Sales Price*	\$551,932	\$621,211	+ 12.6%	\$551,932	\$621,211	+ 12.6%
Percent of List Price Received*	98.8%	98.8%	0.0%	98.8%	98.8%	0.0%

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

Townhouse/Condo	January			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	36	43	+ 19.4%	--	--	--
Under Contract	14	19	+ 35.7%	14	19	+ 35.7%
New Listings	21	26	+ 23.8%	21	26	+ 23.8%
Sold Listings	10	19	+ 90.0%	10	19	+ 90.0%
Days on Market Until Sale	47	17	- 63.8%	47	17	- 63.8%
Median Sales Price*	\$323,250	\$325,000	+ 0.5%	\$323,250	\$325,000	+ 0.5%
Average Sales Price*	\$336,950	\$328,158	- 2.6%	\$336,950	\$328,158	- 2.6%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.6%	98.9%	- 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

