

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

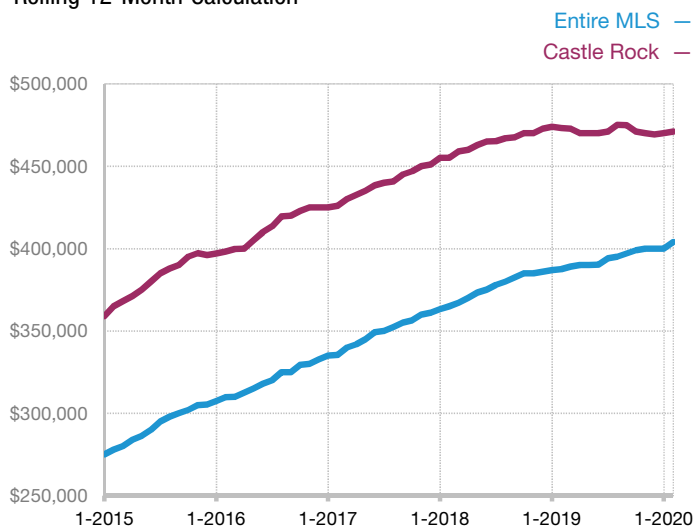
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	302	213	- 29.5%	--	--	--
Under Contract	168	152	- 9.5%	294	325	+ 10.5%
New Listings	171	167	- 2.3%	356	334	- 6.2%
Sold Listings	100	123	+ 23.0%	206	227	+ 10.2%
Days on Market Until Sale	55	47	- 14.5%	51	55	+ 7.8%
Median Sales Price*	\$469,295	\$496,000	+ 5.7%	\$468,545	\$490,000	+ 4.6%
Average Sales Price*	\$539,190	\$558,288	+ 3.5%	\$545,747	\$586,988	+ 7.6%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.1%	99.0%	- 0.1%

\* 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	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	40	44	+ 10.0%	--	--	--
Under Contract	22	28	+ 27.3%	36	47	+ 30.6%
New Listings	35	33	- 5.7%	56	59	+ 5.4%
Sold Listings	13	14	+ 7.7%	23	33	+ 43.5%
Days on Market Until Sale	35	16	- 54.3%	40	17	- 57.5%
Median Sales Price*	\$325,000	\$344,500	+ 6.0%	\$325,000	\$335,000	+ 3.1%
Average Sales Price*	\$314,726	\$379,608	+ 20.6%	\$324,389	\$349,985	+ 7.9%
Percent of List Price Received*	99.2%	99.9%	+ 0.7%	99.4%	99.3%	- 0.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

