

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

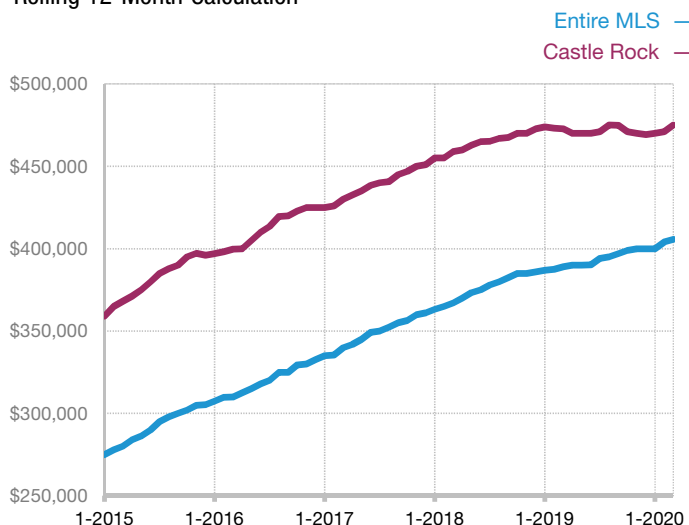
Single Family	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	305	241	- 21.0%	--	--	--
Under Contract	180	167	- 7.2%	474	483	+ 1.9%
New Listings	217	240	+ 10.6%	573	574	+ 0.2%
Sold Listings	155	156	+ 0.6%	361	391	+ 8.3%
Days on Market Until Sale	59	49	- 16.9%	54	52	- 3.7%
Median Sales Price*	\$478,500	\$515,000	+ 7.6%	\$470,000	\$495,000	+ 5.3%
Average Sales Price*	\$583,563	\$574,272	- 1.6%	\$561,984	\$578,756	+ 3.0%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	99.0%	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	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	42	50	+ 19.0%	--	--	--
Under Contract	37	29	- 21.6%	73	73	0.0%
New Listings	43	41	- 4.7%	99	100	+ 1.0%
Sold Listings	27	20	- 25.9%	50	54	+ 8.0%
Days on Market Until Sale	23	27	+ 17.4%	31	20	- 35.5%
Median Sales Price*	\$320,000	\$347,500	+ 8.6%	\$324,250	\$335,250	+ 3.4%
Average Sales Price*	\$344,029	\$349,460	+ 1.6%	\$334,994	\$349,235	+ 4.3%
Percent of List Price Received*	98.9%	99.9%	+ 1.0%	99.1%	99.6%	+ 0.5%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

