

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

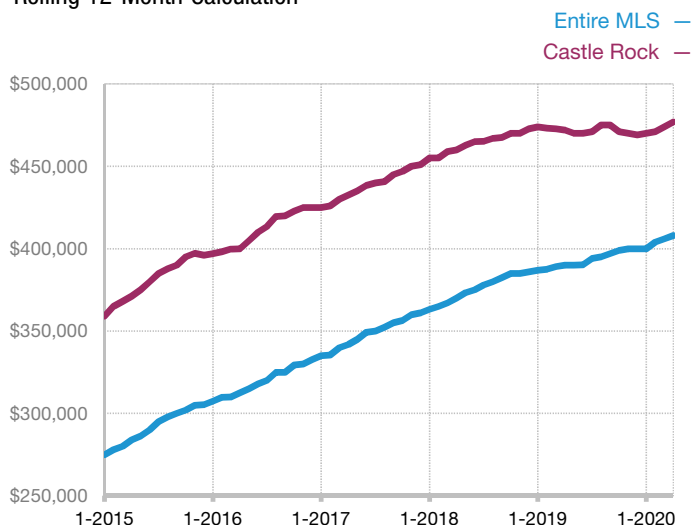
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	349	263	- 24.6%	--	--	--
Under Contract	184	128	- 30.4%	658	596	- 9.4%
New Listings	254	158	- 37.8%	827	731	- 11.6%
Sold Listings	176	126	- 28.4%	539	524	- 2.8%
Days on Market Until Sale	32	32	0.0%	47	47	0.0%
Median Sales Price*	\$465,000	\$504,900	+ 8.6%	\$470,000	\$499,250	+ 6.2%
Average Sales Price*	\$548,724	\$590,994	+ 7.7%	\$558,073	\$580,868	+ 4.1%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	99.1%	99.3%	+ 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	37	59	+ 59.5%	--	--	--
Under Contract	24	23	- 4.2%	97	92	- 5.2%
New Listings	21	31	+ 47.6%	120	132	+ 10.0%
Sold Listings	32	21	- 34.4%	82	77	- 6.1%
Days on Market Until Sale	25	8	- 68.0%	29	19	- 34.5%
Median Sales Price*	\$331,500	\$330,000	- 0.5%	\$325,000	\$335,500	+ 3.2%
Average Sales Price*	\$361,323	\$351,727	- 2.7%	\$345,269	\$351,011	+ 1.7%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	99.1%	99.5%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

