

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

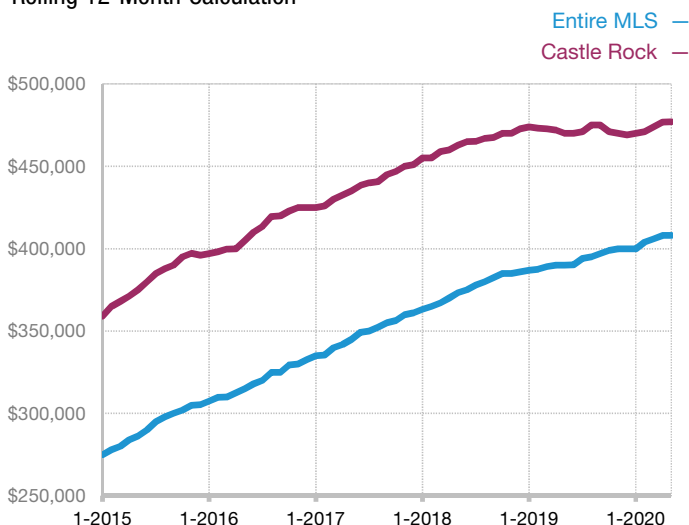
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	417	260	- 37.6%	--	--	--
Under Contract	187	240	+ 28.3%	845	831	- 1.7%
New Listings	285	252	- 11.6%	1,112	982	- 11.7%
Sold Listings	200	136	- 32.0%	739	666	- 9.9%
Days on Market Until Sale	30	34	+ 13.3%	42	44	+ 4.8%
Median Sales Price*	\$474,750	\$477,250	+ 0.5%	\$470,000	\$493,988	+ 5.1%
Average Sales Price*	\$546,911	\$554,388	+ 1.4%	\$555,052	\$574,230	+ 3.5%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.2%	99.3%	+ 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	53	53	0.0%	--	--	--
Under Contract	23	49	+ 113.0%	120	141	+ 17.5%
New Listings	40	43	+ 7.5%	160	176	+ 10.0%
Sold Listings	24	25	+ 4.2%	106	102	- 3.8%
Days on Market Until Sale	27	27	0.0%	28	21	- 25.0%
Median Sales Price*	\$369,000	\$310,000	- 16.0%	\$330,000	\$331,300	+ 0.4%
Average Sales Price*	\$349,259	\$315,120	- 9.8%	\$346,172	\$342,214	- 1.1%
Percent of List Price Received*	98.4%	99.5%	+ 1.1%	98.9%	99.5%	+ 0.6%

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



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

