

# Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

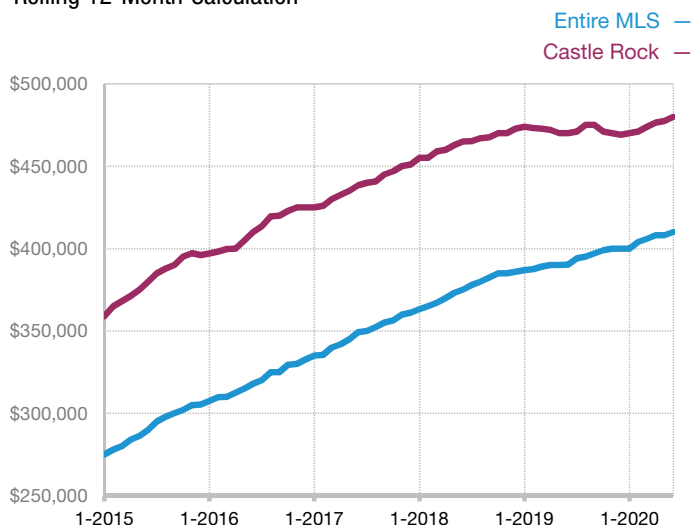
Single Family	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	474	239	- 49.6%	--	--	--
Under Contract	168	254	+ 51.2%	1,013	1,065	+ 5.1%
New Listings	252	237	- 6.0%	1,364	1,218	- 10.7%
Sold Listings	183	187	+ 2.2%	922	870	- 5.6%
Days on Market Until Sale	33	31	- 6.1%	40	41	+ 2.5%
Median Sales Price*	\$471,000	\$500,000	+ 6.2%	\$470,300	\$495,000	+ 5.3%
Average Sales Price*	\$585,397	\$565,839	- 3.3%	\$561,075	\$572,714	+ 2.1%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	99.3%	99.3%	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	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	55	38	- 30.9%	--	--	--
Under Contract	34	52	+ 52.9%	154	186	+ 20.8%
New Listings	45	37	- 17.8%	205	213	+ 3.9%
Sold Listings	25	27	+ 8.0%	131	131	0.0%
Days on Market Until Sale	26	53	+ 103.8%	28	28	0.0%
Median Sales Price*	\$327,000	\$355,000	+ 8.6%	\$330,000	\$340,000	+ 3.0%
Average Sales Price*	\$350,560	\$379,633	+ 8.3%	\$347,010	\$350,480	+ 1.0%
Percent of List Price Received*	100.1%	99.7%	- 0.4%	99.1%	99.6%	+ 0.5%

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



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

