

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

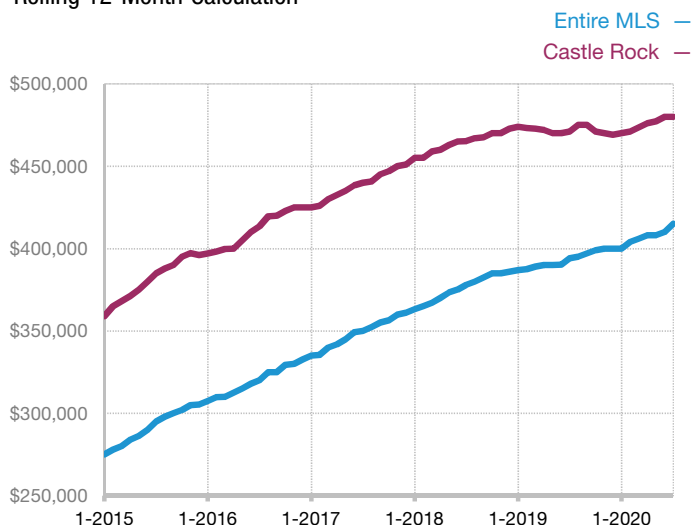
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	470	224	- 52.3%	--	--	--
Under Contract	168	242	+ 44.0%	1,181	1,295	+ 9.7%
New Listings	200	245	+ 22.5%	1,564	1,464	- 6.4%
Sold Listings	177	221	+ 24.9%	1,099	1,099	0.0%
Days on Market Until Sale	37	25	- 32.4%	40	38	- 5.0%
Median Sales Price*	\$506,000	\$500,000	- 1.2%	\$475,000	\$496,000	+ 4.4%
Average Sales Price*	\$605,180	\$581,569	- 3.9%	\$568,178	\$574,897	+ 1.2%
Percent of List Price Received*	98.9%	99.8%	+ 0.9%	99.2%	99.4%	+ 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	47	45	- 4.3%	--	--	--
Under Contract	39	39	0.0%	193	222	+ 15.0%
New Listings	39	46	+ 17.9%	244	259	+ 6.1%
Sold Listings	36	45	+ 25.0%	167	176	+ 5.4%
Days on Market Until Sale	28	28	0.0%	28	28	0.0%
Median Sales Price*	\$299,500	\$342,000	+ 14.2%	\$325,000	\$341,000	+ 4.9%
Average Sales Price*	\$307,921	\$344,382	+ 11.8%	\$338,583	\$348,864	+ 3.0%
Percent of List Price Received*	98.7%	99.7%	+ 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

