

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

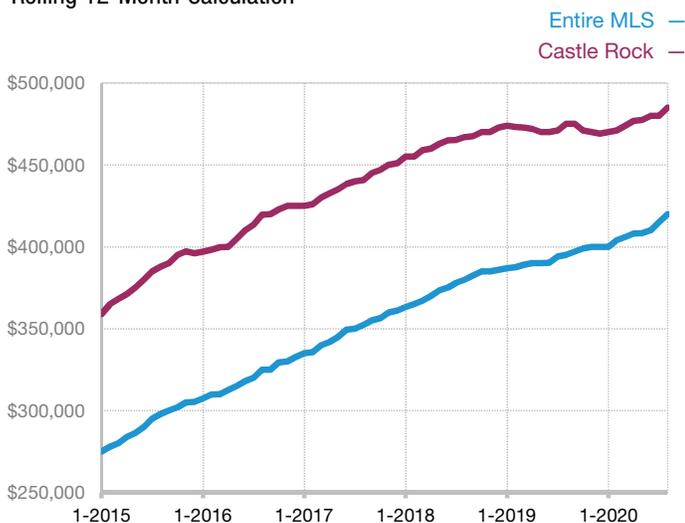
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	482	156	- 67.6%	--	--	--
Under Contract	163	248	+ 52.1%	1,344	1,531	+ 13.9%
New Listings	233	190	- 18.5%	1,797	1,654	- 8.0%
Sold Listings	169	251	+ 48.5%	1,268	1,363	+ 7.5%
Days on Market Until Sale	35	25	- 28.6%	39	36	- 7.7%
Median Sales Price*	\$476,778	\$500,000	+ 4.9%	\$475,000	\$499,900	+ 5.2%
Average Sales Price*	\$581,083	\$594,339	+ 2.3%	\$569,898	\$577,976	+ 1.4%
Percent of List Price Received*	99.1%	99.6%	+ 0.5%	99.2%	99.5%	+ 0.3%

* 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	57	34	- 40.4%	--	--	--
Under Contract	26	45	+ 73.1%	219	265	+ 21.0%
New Listings	39	36	- 7.7%	283	295	+ 4.2%
Sold Listings	39	35	- 10.3%	206	212	+ 2.9%
Days on Market Until Sale	28	20	- 28.6%	28	27	- 3.6%
Median Sales Price*	\$320,000	\$341,500	+ 6.7%	\$324,250	\$340,750	+ 5.1%
Average Sales Price*	\$319,446	\$357,137	+ 11.8%	\$334,960	\$349,504	+ 4.3%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	99.1%	99.7%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

