

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

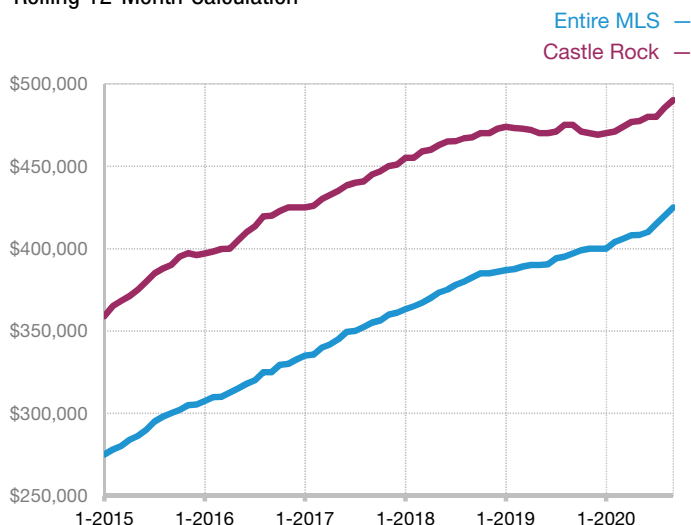
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	474	143	- 69.8%	--	--	--
Under Contract	164	229	+ 39.6%	1,508	1,745	+ 15.7%
New Listings	192	220	+ 14.6%	1,989	1,874	- 5.8%
Sold Listings	154	195	+ 26.6%	1,422	1,563	+ 9.9%
Days on Market Until Sale	42	30	- 28.6%	40	35	- 12.5%
Median Sales Price*	\$467,500	\$515,000	+ 10.2%	\$475,000	\$500,000	+ 5.3%
Average Sales Price*	\$533,758	\$637,689	+ 19.5%	\$565,984	\$585,677	+ 3.5%
Percent of List Price Received*	98.7%	100.0%	+ 1.3%	99.1%	99.5%	+ 0.4%

* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	49	29	- 40.8%	--	--	--
Under Contract	28	36	+ 28.6%	247	298	+ 20.6%
New Listings	22	31	+ 40.9%	305	326	+ 6.9%
Sold Listings	23	39	+ 69.6%	229	255	+ 11.4%
Days on Market Until Sale	44	58	+ 31.8%	30	32	+ 6.7%
Median Sales Price*	\$315,000	\$360,000	+ 14.3%	\$323,000	\$345,000	+ 6.8%
Average Sales Price*	\$333,507	\$397,228	+ 19.1%	\$334,814	\$358,803	+ 7.2%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	99.0%	99.7%	+ 0.7%

* 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

