

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

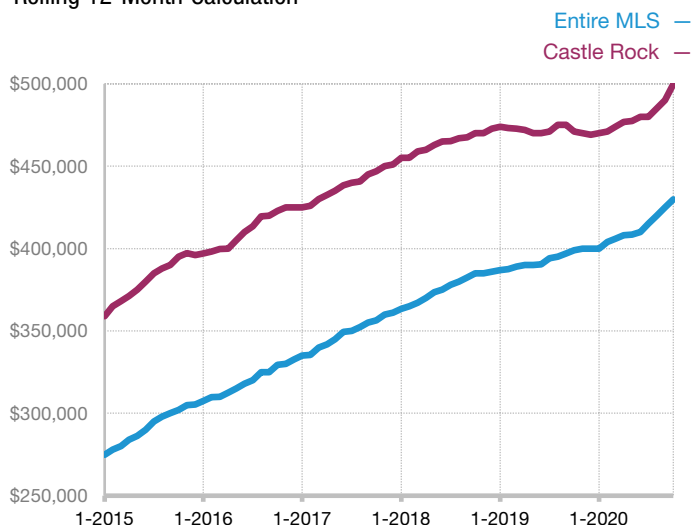
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	447	144	- 67.8%	--	--	--
Under Contract	142	172	+ 21.1%	1,650	1,900	+ 15.2%
New Listings	165	161	- 2.4%	2,154	2,035	- 5.5%
Sold Listings	168	233	+ 38.7%	1,590	1,803	+ 13.4%
Days on Market Until Sale	40	29	- 27.5%	40	34	- 15.0%
Median Sales Price*	\$463,134	\$550,000	+ 18.8%	\$472,000	\$505,655	+ 7.1%
Average Sales Price*	\$554,536	\$668,367	+ 20.5%	\$564,775	\$596,287	+ 5.6%
Percent of List Price Received*	98.8%	100.1%	+ 1.3%	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.

Townhouse/Condo	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	58	21	- 63.8%	--	--	--
Under Contract	30	39	+ 30.0%	277	336	+ 21.3%
New Listings	44	33	- 25.0%	349	359	+ 2.9%
Sold Listings	23	37	+ 60.9%	252	294	+ 16.7%
Days on Market Until Sale	51	21	- 58.8%	32	31	- 3.1%
Median Sales Price*	\$330,000	\$365,000	+ 10.6%	\$324,250	\$345,000	+ 6.4%
Average Sales Price*	\$352,877	\$365,136	+ 3.5%	\$336,463	\$359,598	+ 6.9%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	99.0%	99.7%	+ 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

