

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

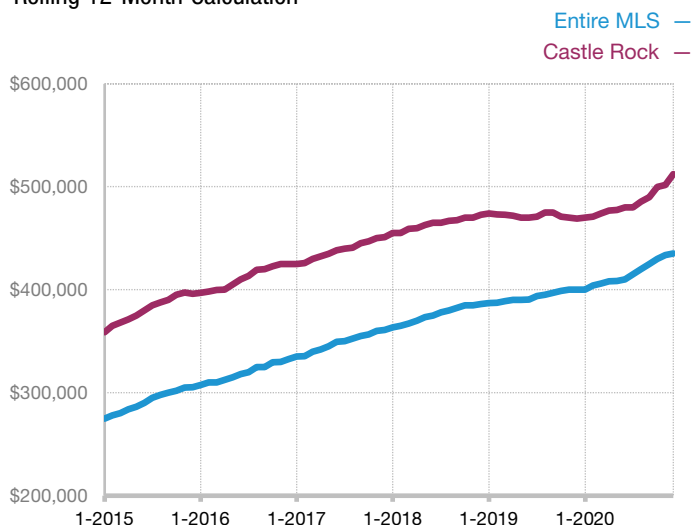
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	306	87	- 71.6%	--	--	--
Under Contract	107	101	- 5.6%	1,886	2,130	+ 12.9%
New Listings	85	80	- 5.9%	2,345	2,235	- 4.7%
Sold Listings	166	156	- 6.0%	1,882	2,120	+ 12.6%
Days on Market Until Sale	53	28	- 47.2%	40	34	- 15.0%
Median Sales Price*	\$449,800	\$563,750	+ 25.3%	\$469,119	\$512,500	+ 9.2%
Average Sales Price*	\$510,718	\$730,135	+ 43.0%	\$555,926	\$611,311	+ 10.0%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	99.1%	99.7%	+ 0.6%

* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	46	18	- 60.9%	--	--	--
Under Contract	21	18	- 14.3%	317	375	+ 18.3%
New Listings	16	14	- 12.5%	386	397	+ 2.8%
Sold Listings	26	29	+ 11.5%	308	357	+ 15.9%
Days on Market Until Sale	22	85	+ 286.4%	31	34	+ 9.7%
Median Sales Price*	\$334,150	\$401,496	+ 20.2%	\$325,000	\$351,000	+ 8.0%
Average Sales Price*	\$373,197	\$390,979	+ 4.8%	\$339,573	\$362,444	+ 6.7%
Percent of List Price Received*	98.7%	100.5%	+ 1.8%	99.0%	99.9%	+ 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

