

# Local Market Update for February 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

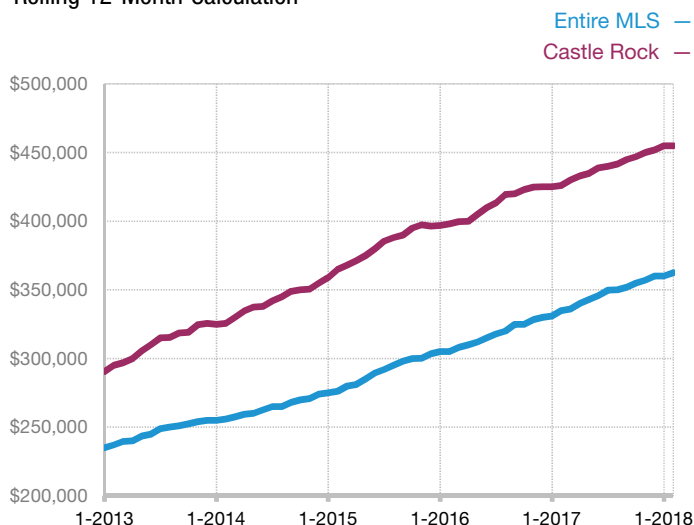
Single Family	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	275	269	- 2.2%	--	--	--
Under Contract	147	157	+ 6.8%	248	285	+ 14.9%
New Listings	142	164	+ 15.5%	273	322	+ 17.9%
Sold Listings	88	106	+ 20.5%	179	189	+ 5.6%
Days on Market Until Sale	45	43	- 4.4%	52	44	- 15.4%
Median Sales Price*	\$447,500	\$468,745	+ 4.7%	\$415,000	\$460,000	+ 10.8%
Average Sales Price*	\$522,572	\$529,233	+ 1.3%	\$487,435	\$534,650	+ 9.7%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.7%	99.0%	+ 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	February			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 02-2017	Thru 02-2018	Percent Change from Previous Year
Inventory of Active Listings	21	13	- 38.1%	--	--	--
Under Contract	27	21	- 22.2%	45	46	+ 2.2%
New Listings	19	20	+ 5.3%	36	46	+ 27.8%
Sold Listings	14	21	+ 50.0%	25	41	+ 64.0%
Days on Market Until Sale	38	33	- 13.2%	33	27	- 18.2%
Median Sales Price*	\$313,250	\$327,500	+ 4.5%	\$295,000	\$327,500	+ 11.0%
Average Sales Price*	\$351,833	\$358,955	+ 2.0%	\$316,285	\$346,147	+ 9.4%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	99.5%	99.7%	+ 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

