

# Local Market Update for July 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

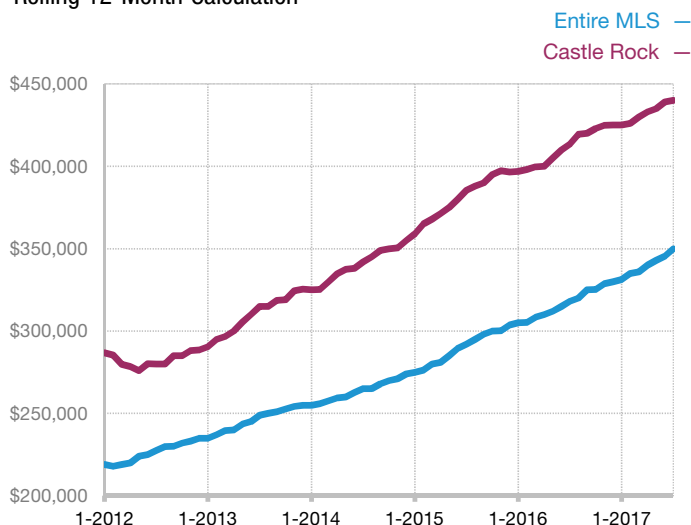
Single Family	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	551	380	- 31.0%	--	--	--
Under Contract	141	186	+ 31.9%	1,070	1,094	+ 2.2%
New Listings	220	211	- 4.1%	1,488	1,406	- 5.5%
Sold Listings	159	147	- 7.5%	1,014	971	- 4.2%
Days on Market Until Sale	44	31	- 29.5%	41	36	- 12.2%
Median Sales Price*	\$435,000	\$469,900	+ 8.0%	\$425,000	\$450,790	+ 6.1%
Average Sales Price*	\$500,132	\$571,164	+ 14.2%	\$486,028	\$535,873	+ 10.3%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	99.5%	99.4%	- 0.1%

\* 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	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	44	39	- 11.4%	--	--	--
Under Contract	38	45	+ 18.4%	169	226	+ 33.7%
New Listings	48	40	- 16.7%	209	255	+ 22.0%
Sold Listings	23	33	+ 43.5%	148	189	+ 27.7%
Days on Market Until Sale	13	27	+ 107.7%	16	24	+ 50.0%
Median Sales Price*	\$269,000	\$310,000	+ 15.2%	\$275,000	\$300,000	+ 9.1%
Average Sales Price*	\$276,275	\$324,452	+ 17.4%	\$296,194	\$307,029	+ 3.7%
Percent of List Price Received*	101.8%	100.1%	- 1.7%	100.8%	100.4%	- 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.

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



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

