

# Local Market Update for November 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

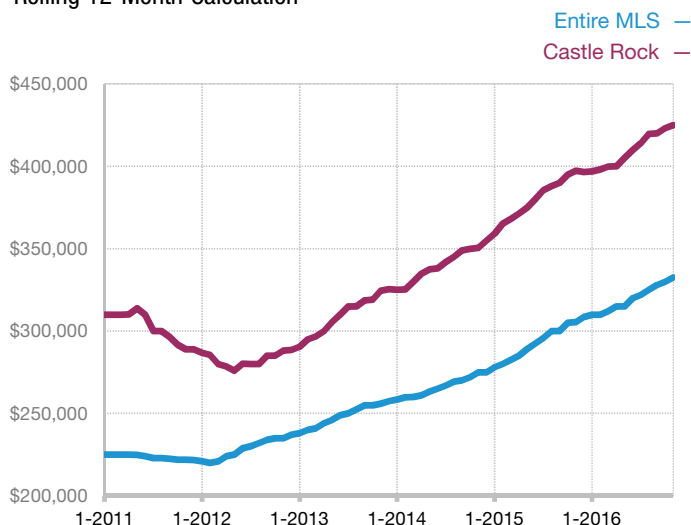
Single Family	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	448	297	- 33.7%	--	--	--
Under Contract	100	118	+ 18.0%	1,577	1,625	+ 3.0%
New Listings	112	92	- 17.9%	2,016	2,052	+ 1.8%
Sold Listings	95	112	+ 17.9%	1,534	1,571	+ 2.4%
Days on Market Until Sale	36	42	+ 16.7%	39	42	+ 7.7%
Median Sales Price*	\$383,000	\$404,250	+ 5.5%	\$398,466	\$425,000	+ 6.7%
Average Sales Price*	\$427,134	\$506,050	+ 18.5%	\$458,502	\$493,157	+ 7.6%
Percent of List Price Received*	99.1%	98.8%	- 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
Inventory of Active Listings	24	23	- 4.2%	--	--	--
Under Contract	28	29	+ 3.6%	330	289	- 12.4%
New Listings	18	17	- 5.6%	365	326	- 10.7%
Sold Listings	16	28	+ 75.0%	307	274	- 10.7%
Days on Market Until Sale	14	11	- 21.4%	17	19	+ 11.8%
Median Sales Price*	\$264,950	\$241,500	- 8.9%	\$245,500	\$278,750	+ 13.5%
Average Sales Price*	\$291,228	\$252,281	- 13.4%	\$257,282	\$293,057	+ 13.9%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	100.0%	100.5%	+ 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.

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



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

