

Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

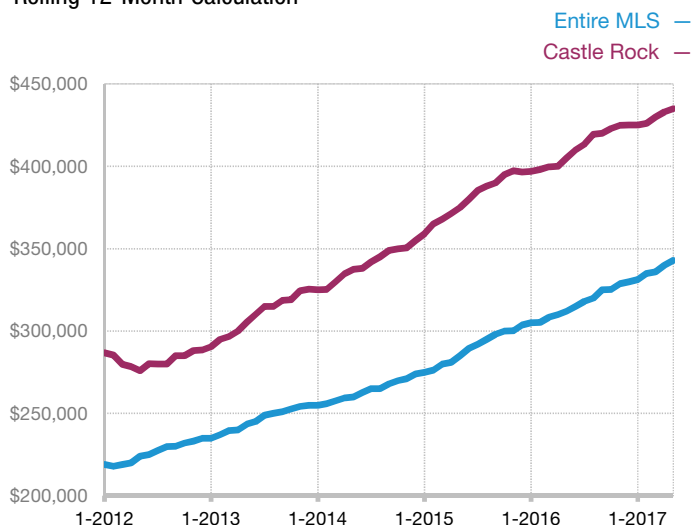
Single Family	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	462	348	- 24.7%	--	--	--
Under Contract	181	188	+ 3.9%	760	757	- 0.4%
New Listings	239	243	+ 1.7%	1,011	955	- 5.5%
Sold Listings	176	179	+ 1.7%	655	631	- 3.7%
Days on Market Until Sale	36	29	- 19.4%	42	41	- 2.4%
Median Sales Price*	\$427,500	\$450,000	+ 5.3%	\$420,000	\$450,000	+ 7.1%
Average Sales Price*	\$479,937	\$548,322	+ 14.2%	\$473,859	\$529,903	+ 11.8%
Percent of List Price Received*	99.7%	99.8%	+ 0.1%	99.5%	99.3%	- 0.2%

* 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	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	36	36	0.0%	--	--	--
Under Contract	29	30	+ 3.4%	108	148	+ 37.0%
New Listings	38	38	0.0%	133	167	+ 25.6%
Sold Listings	26	39	+ 50.0%	101	121	+ 19.8%
Days on Market Until Sale	7	12	+ 71.4%	18	21	+ 16.7%
Median Sales Price*	\$277,500	\$310,000	+ 11.7%	\$275,000	\$295,000	+ 7.3%
Average Sales Price*	\$287,499	\$303,791	+ 5.7%	\$303,864	\$301,766	- 0.7%
Percent of List Price Received*	100.6%	100.6%	0.0%	100.7%	100.4%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

