

Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

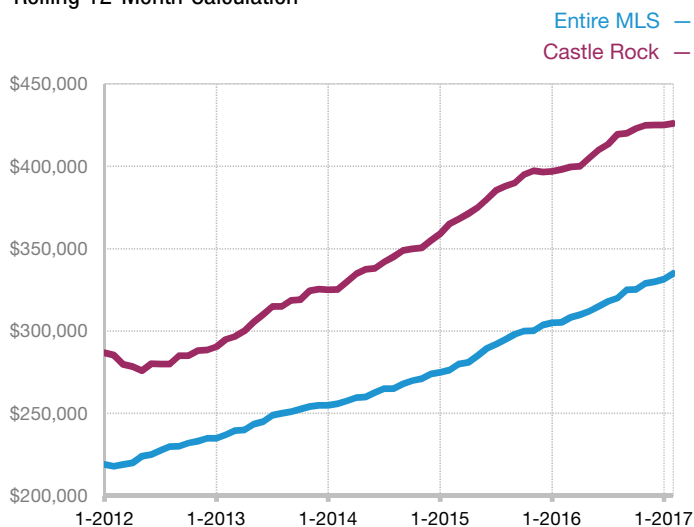
Single Family	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	375	221	- 41.1%	--	--	--
Under Contract	124	156	+ 25.8%	238	258	+ 8.4%
New Listings	158	141	- 10.8%	306	271	- 11.4%
Sold Listings	114	88	- 22.8%	207	178	- 14.0%
Days on Market Until Sale	49	45	- 8.2%	48	52	+ 8.3%
Median Sales Price*	\$417,743	\$447,500	+ 7.1%	\$410,000	\$415,000	+ 1.2%
Average Sales Price*	\$486,422	\$522,572	+ 7.4%	\$491,989	\$488,713	- 0.7%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	99.3%	98.7%	- 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	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	24	15	- 37.5%	--	--	--
Under Contract	20	27	+ 35.0%	38	45	+ 18.4%
New Listings	20	19	- 5.0%	46	36	- 21.7%
Sold Listings	21	14	- 33.3%	38	25	- 34.2%
Days on Market Until Sale	27	38	+ 40.7%	25	33	+ 32.0%
Median Sales Price*	\$265,000	\$313,250	+ 18.2%	\$265,000	\$295,000	+ 11.3%
Average Sales Price*	\$283,084	\$351,833	+ 24.3%	\$285,811	\$316,285	+ 10.7%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.5%	99.5%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

