

# Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

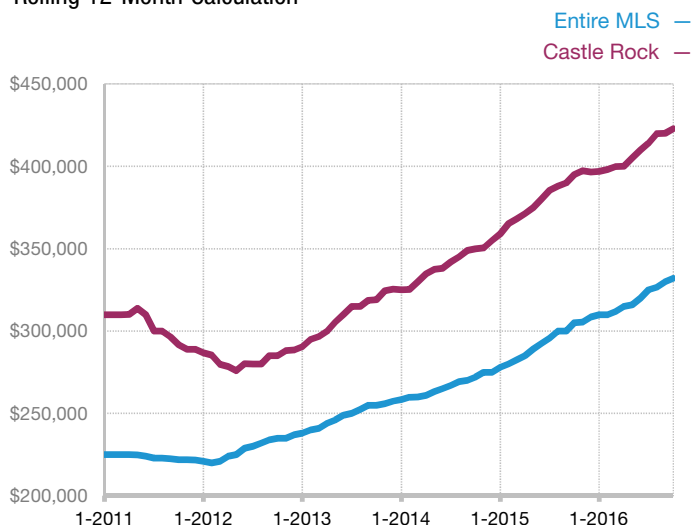
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	477	371	- 22.2%	--	--	--
Under Contract	125	150	+ 20.0%	1,477	1,529	+ 3.5%
New Listings	191	146	- 23.6%	1,904	1,971	+ 3.5%
Sold Listings	118	116	- 1.7%	1,439	1,454	+ 1.0%
Days on Market Until Sale	40	52	+ 30.0%	39	42	+ 7.7%
Median Sales Price*	\$400,000	\$431,500	+ 7.9%	\$399,000	\$425,475	+ 6.6%
Average Sales Price*	\$451,148	\$544,445	+ 20.7%	\$460,573	\$492,404	+ 6.9%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	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	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	39	32	- 17.9%	--	--	--
Under Contract	18	32	+ 77.8%	302	263	- 12.9%
New Listings	25	34	+ 36.0%	347	309	- 11.0%
Sold Listings	32	28	- 12.5%	291	245	- 15.8%
Days on Market Until Sale	33	30	- 9.1%	17	20	+ 17.6%
Median Sales Price*	\$249,700	\$287,450	+ 15.1%	\$245,000	\$280,000	+ 14.3%
Average Sales Price*	\$293,074	\$297,741	+ 1.6%	\$255,416	\$297,770	+ 16.6%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	100.0%	100.5%	+ 0.5%

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



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

