

Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

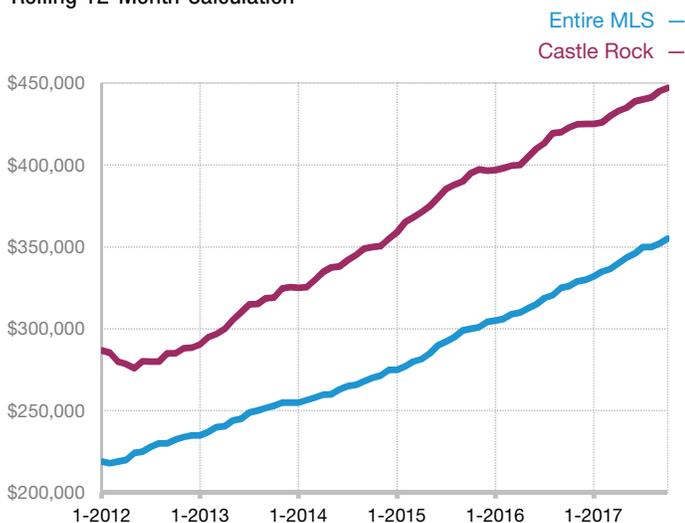
Single Family	October			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	462	294	- 36.4%	--	--	--
Under Contract	128	156	+ 21.9%	1,490	1,549	+ 4.0%
New Listings	144	169	+ 17.4%	1,958	1,929	- 1.5%
Sold Listings	124	144	+ 16.1%	1,460	1,465	+ 0.3%
Days on Market Until Sale	51	41	- 19.6%	42	37	- 11.9%
Median Sales Price*	\$433,500	\$455,000	+ 5.0%	\$425,975	\$454,000	+ 6.6%
Average Sales Price*	\$540,660	\$526,551	- 2.6%	\$492,020	\$533,781	+ 8.5%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.4%	99.3%	- 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		
	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	40	24	- 40.0%	--	--	--
Under Contract	29	32	+ 10.3%	261	321	+ 23.0%
New Listings	34	22	- 35.3%	310	352	+ 13.5%
Sold Listings	28	28	0.0%	247	290	+ 17.4%
Days on Market Until Sale	30	33	+ 10.0%	20	25	+ 25.0%
Median Sales Price*	\$287,450	\$314,950	+ 9.6%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$297,741	\$360,171	+ 21.0%	\$297,444	\$314,926	+ 5.9%
Percent of List Price Received*	100.4%	99.1%	- 1.3%	100.5%	100.2%	- 0.3%

* 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

