

# Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

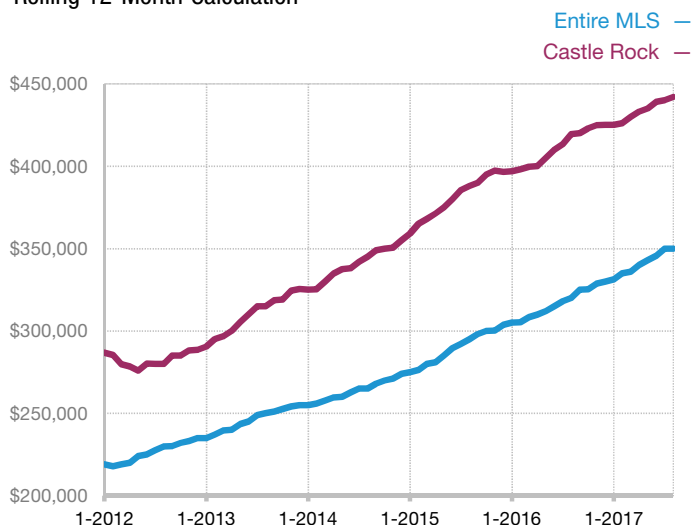
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	498	359	- 27.9%	--	--	--
Under Contract	163	175	+ 7.4%	1,233	1,255	+ 1.8%
New Listings	166	198	+ 19.3%	1,654	1,604	- 3.0%
Sold Listings	164	176	+ 7.3%	1,178	1,153	- 2.1%
Days on Market Until Sale	40	35	- 12.5%	41	36	- 12.2%
Median Sales Price*	\$439,950	\$455,000	+ 3.4%	\$425,000	\$450,898	+ 6.1%
Average Sales Price*	\$480,256	\$522,650	+ 8.8%	\$485,225	\$533,364	+ 9.9%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	40	41	+ 2.5%	--	--	--
Under Contract	33	37	+ 12.1%	202	260	+ 28.7%
New Listings	36	41	+ 13.9%	245	296	+ 20.8%
Sold Listings	32	32	0.0%	180	223	+ 23.9%
Days on Market Until Sale	18	15	- 16.7%	16	23	+ 43.8%
Median Sales Price*	\$285,000	\$308,750	+ 8.3%	\$277,000	\$300,000	+ 8.3%
Average Sales Price*	\$300,600	\$320,066	+ 6.5%	\$296,977	\$309,577	+ 4.2%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	100.6%	100.4%	- 0.2%

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



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

