

# Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

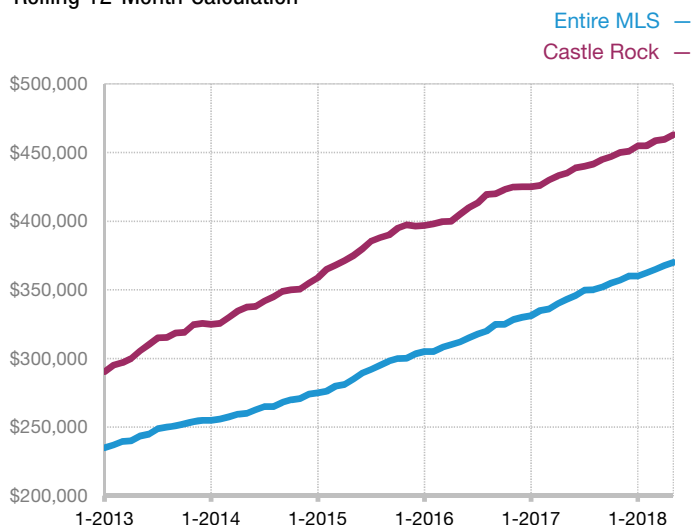
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	404	371	- 8.2%	--	--	--
Under Contract	173	209	+ 20.8%	742	860	+ 15.9%
New Listings	243	266	+ 9.5%	957	1,075	+ 12.3%
Sold Listings	184	179	- 2.7%	639	691	+ 8.1%
Days on Market Until Sale	29	37	+ 27.6%	41	39	- 4.9%
Median Sales Price*	\$450,000	\$495,950	+ 10.2%	\$450,000	\$475,000	+ 5.6%
Average Sales Price*	\$545,487	\$610,955	+ 12.0%	\$528,680	\$560,030	+ 5.9%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	99.3%	99.5%	+ 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	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	46	32	- 30.4%	--	--	--
Under Contract	30	29	- 3.3%	148	122	- 17.6%
New Listings	39	39	0.0%	168	143	- 14.9%
Sold Listings	42	29	- 31.0%	124	121	- 2.4%
Days on Market Until Sale	15	14	- 6.7%	22	24	+ 9.1%
Median Sales Price*	\$310,000	\$320,000	+ 3.2%	\$295,000	\$330,000	+ 11.9%
Average Sales Price*	\$304,538	\$344,485	+ 13.1%	\$302,068	\$355,977	+ 17.8%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	100.3%	99.9%	- 0.4%

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



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

