

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

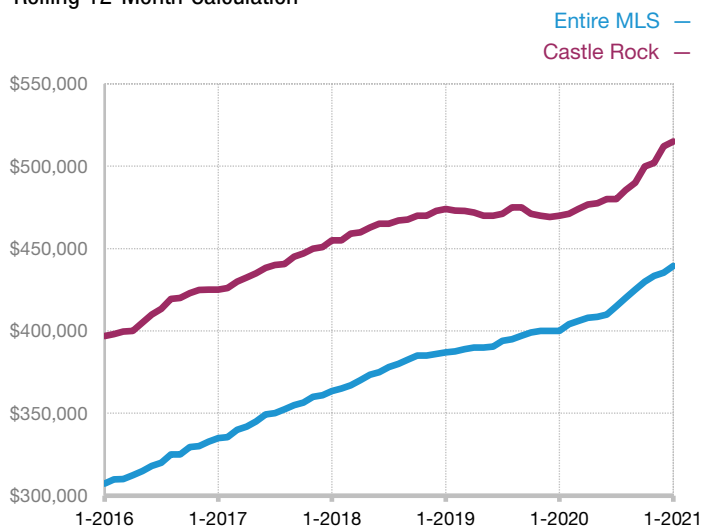
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	270	78	- 71.1%	--	--	--
Under Contract	167	129	- 22.8%	167	129	- 22.8%
New Listings	167	120	- 28.1%	167	120	- 28.1%
Sold Listings	106	68	- 35.8%	106	68	- 35.8%
Days on Market Until Sale	66	21	- 68.2%	66	21	- 68.2%
Median Sales Price*	\$486,500	\$547,000	+ 12.4%	\$486,500	\$547,000	+ 12.4%
Average Sales Price*	\$619,010	\$676,850	+ 9.3%	\$619,010	\$676,850	+ 9.3%
Percent of List Price Received*	98.8%	101.0%	+ 2.2%	98.8%	101.0%	+ 2.2%

* 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	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	48	14	- 70.8%	--	--	--
Under Contract	19	30	+ 57.9%	19	30	+ 57.9%
New Listings	26	27	+ 3.8%	26	27	+ 3.8%
Sold Listings	19	13	- 31.6%	19	13	- 31.6%
Days on Market Until Sale	17	35	+ 105.9%	17	35	+ 105.9%
Median Sales Price*	\$325,000	\$424,990	+ 30.8%	\$325,000	\$424,990	+ 30.8%
Average Sales Price*	\$328,158	\$466,883	+ 42.3%	\$328,158	\$466,883	+ 42.3%
Percent of List Price Received*	98.9%	100.8%	+ 1.9%	98.9%	100.8%	+ 1.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

