

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

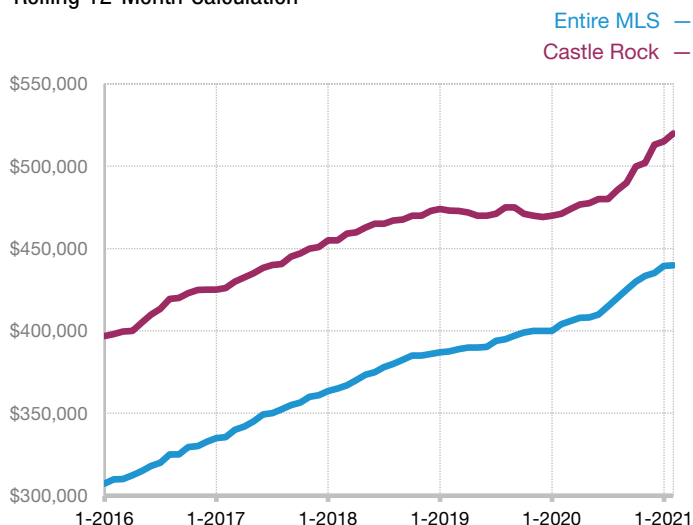
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	265	89	- 66.4%	--	--	--
Under Contract	144	165	+ 14.6%	311	291	- 6.4%
New Listings	167	173	+ 3.6%	334	293	- 12.3%
Sold Listings	133	108	- 18.8%	239	181	- 24.3%
Days on Market Until Sale	46	31	- 32.6%	55	27	- 50.9%
Median Sales Price*	\$489,900	\$600,500	+ 22.6%	\$488,000	\$565,000	+ 15.8%
Average Sales Price*	\$551,210	\$758,724	+ 37.6%	\$581,280	\$723,658	+ 24.5%
Percent of List Price Received*	99.1%	101.4%	+ 2.3%	99.0%	101.3%	+ 2.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	58	13	- 77.6%	--	--	--
Under Contract	22	25	+ 13.6%	41	56	+ 36.6%
New Listings	35	27	- 22.9%	61	54	- 11.5%
Sold Listings	15	16	+ 6.7%	34	29	- 14.7%
Days on Market Until Sale	16	26	+ 62.5%	16	30	+ 87.5%
Median Sales Price*	\$335,000	\$393,000	+ 17.3%	\$333,000	\$409,500	+ 23.0%
Average Sales Price*	\$375,634	\$435,100	+ 15.8%	\$349,103	\$449,348	+ 28.7%
Percent of List Price Received*	99.9%	101.7%	+ 1.8%	99.4%	101.3%	+ 1.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

