

# Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

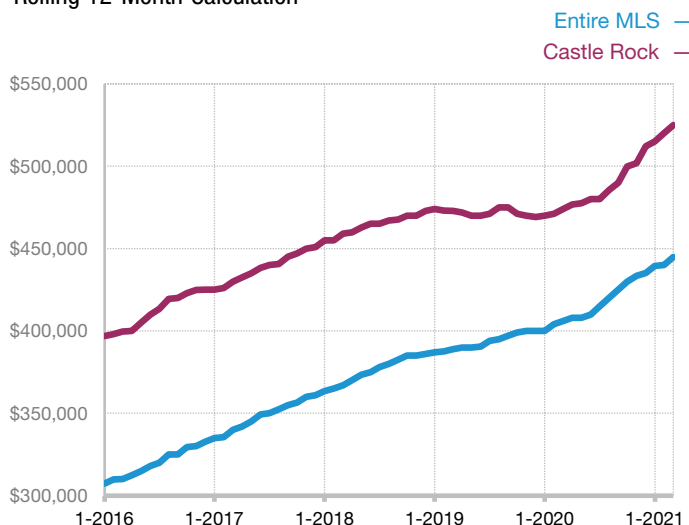
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	312	72	- 76.9%	--	--	--
Under Contract	155	224	+ 44.5%	466	511	+ 9.7%
New Listings	239	205	- 14.2%	573	498	- 13.1%
Sold Listings	165	165	0.0%	404	349	- 13.6%
Days on Market Until Sale	48	14	- 70.8%	52	21	- 59.6%
Median Sales Price*	\$510,000	\$559,000	+ 9.6%	\$495,000	\$560,250	+ 13.2%
Average Sales Price*	\$569,317	\$678,179	+ 19.1%	\$576,394	\$700,576	+ 21.5%
Percent of List Price Received*	99.5%	103.0%	+ 3.5%	99.2%	102.1%	+ 2.9%

\* 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	67	14	- 79.1%	--	--	--
Under Contract	26	37	+ 42.3%	67	94	+ 40.3%
New Listings	41	38	- 7.3%	102	93	- 8.8%
Sold Listings	22	28	+ 27.3%	56	58	+ 3.6%
Days on Market Until Sale	33	7	- 78.8%	23	18	- 21.7%
Median Sales Price*	\$351,058	\$385,000	+ 9.7%	\$337,750	\$403,500	+ 19.5%
Average Sales Price*	\$351,687	\$425,261	+ 20.9%	\$350,118	\$437,774	+ 25.0%
Percent of List Price Received*	99.9%	102.5%	+ 2.6%	99.6%	101.9%	+ 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.

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



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

