

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

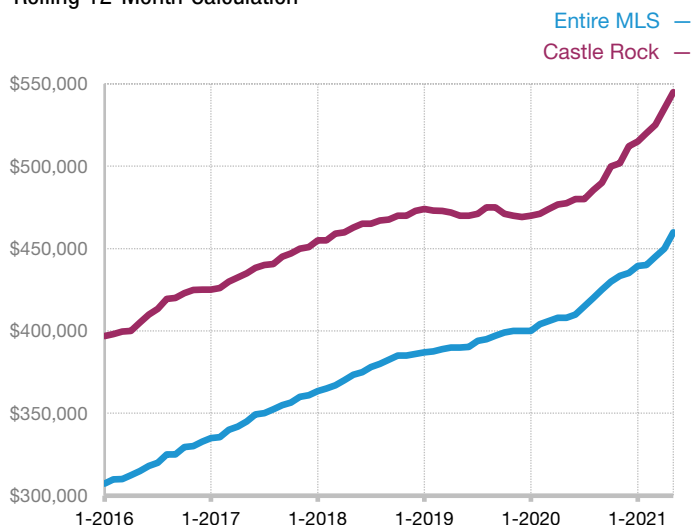
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	330	68	- 79.4%	--	--	--
Under Contract	216	231	+ 6.9%	804	946	+ 17.7%
New Listings	252	214	- 15.1%	982	953	- 3.0%
Sold Listings	152	198	+ 30.3%	687	755	+ 9.9%
Days on Market Until Sale	35	12	- 65.7%	44	15	- 65.9%
Median Sales Price*	\$482,500	\$605,000	+ 25.4%	\$495,000	\$590,000	+ 19.2%
Average Sales Price*	\$559,146	\$718,045	+ 28.4%	\$574,256	\$713,553	+ 24.3%
Percent of List Price Received*	99.2%	105.1%	+ 5.9%	99.3%	103.3%	+ 4.0%

* 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	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	69	5	- 92.8%	--	--	--
Under Contract	43	41	- 4.7%	133	166	+ 24.8%
New Listings	43	35	- 18.6%	176	164	- 6.8%
Sold Listings	28	34	+ 21.4%	105	127	+ 21.0%
Days on Market Until Sale	32	27	- 15.6%	23	22	- 4.3%
Median Sales Price*	\$321,000	\$417,037	+ 29.9%	\$335,000	\$409,500	+ 22.2%
Average Sales Price*	\$319,678	\$426,511	+ 33.4%	\$342,332	\$425,526	+ 24.3%
Percent of List Price Received*	99.6%	103.7%	+ 4.1%	99.6%	102.9%	+ 3.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

