

# Local Market Update for June 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

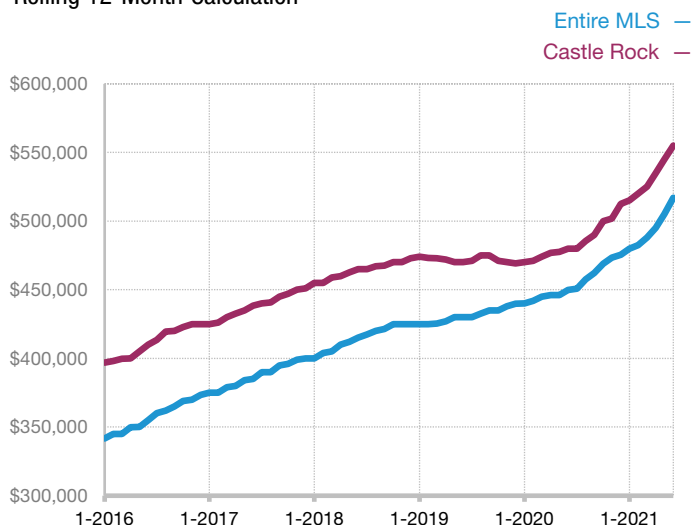
Single Family	June			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
Inventory of Active Listings	297	114	- 61.6%	--	--	--
Under Contract	243	230	- 5.3%	1,047	1,168	+ 11.6%
New Listings	237	272	+ 14.8%	1,219	1,225	+ 0.5%
Sold Listings	197	217	+ 10.2%	884	980	+ 10.9%
Days on Market Until Sale	32	12	- 62.5%	42	15	- 64.3%
Median Sales Price*	\$510,000	\$621,000	+ 21.8%	\$495,048	\$600,000	+ 21.2%
Average Sales Price*	\$570,679	\$740,910	+ 29.8%	\$573,459	\$719,180	+ 25.4%
Percent of List Price Received*	99.5%	104.2%	+ 4.7%	99.3%	103.5%	+ 4.2%

\* 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	June			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 06-2020	Thru 06-2021	Percent Change from Previous Year
Inventory of Active Listings	53	21	- 60.4%	--	--	--
Under Contract	49	28	- 42.9%	182	191	+ 4.9%
New Listings	37	38	+ 2.7%	213	202	- 5.2%
Sold Listings	28	43	+ 53.6%	133	170	+ 27.8%
Days on Market Until Sale	53	7	- 86.8%	29	18	- 37.9%
Median Sales Price*	\$355,000	\$425,000	+ 19.7%	\$342,000	\$415,000	+ 21.3%
Average Sales Price*	\$381,254	\$424,628	+ 11.4%	\$350,526	\$425,299	+ 21.3%
Percent of List Price Received*	99.7%	104.3%	+ 4.6%	99.6%	103.2%	+ 3.6%

\* 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

