

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

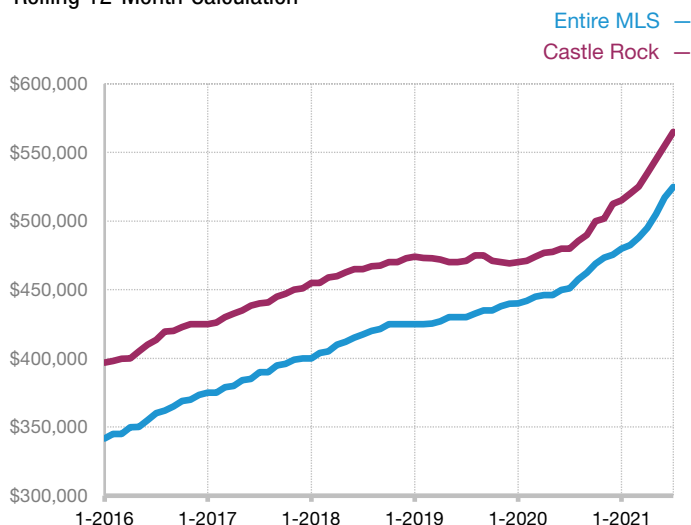
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	288	161	- 44.1%	--	--	--
Under Contract	232	196	- 15.5%	1,279	1,351	+ 5.6%
New Listings	245	250	+ 2.0%	1,464	1,474	+ 0.7%
Sold Listings	231	211	- 8.7%	1,115	1,196	+ 7.3%
Days on Market Until Sale	25	9	- 64.0%	38	14	- 63.2%
Median Sales Price*	\$500,000	\$612,000	+ 22.4%	\$496,990	\$600,000	+ 20.7%
Average Sales Price*	\$577,323	\$705,050	+ 22.1%	\$574,260	\$716,375	+ 24.7%
Percent of List Price Received*	99.9%	103.3%	+ 3.4%	99.4%	103.4%	+ 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	57	18	- 68.4%	--	--	--
Under Contract	36	36	0.0%	218	228	+ 4.6%
New Listings	46	34	- 26.1%	259	236	- 8.9%
Sold Listings	47	28	- 40.4%	180	198	+ 10.0%
Days on Market Until Sale	30	12	- 60.0%	29	17	- 41.4%
Median Sales Price*	\$342,000	\$427,190	+ 24.9%	\$342,000	\$416,900	+ 21.9%
Average Sales Price*	\$342,942	\$413,210	+ 20.5%	\$348,546	\$423,589	+ 21.5%
Percent of List Price Received*	99.6%	104.3%	+ 4.7%	99.6%	103.4%	+ 3.8%

* 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

