

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

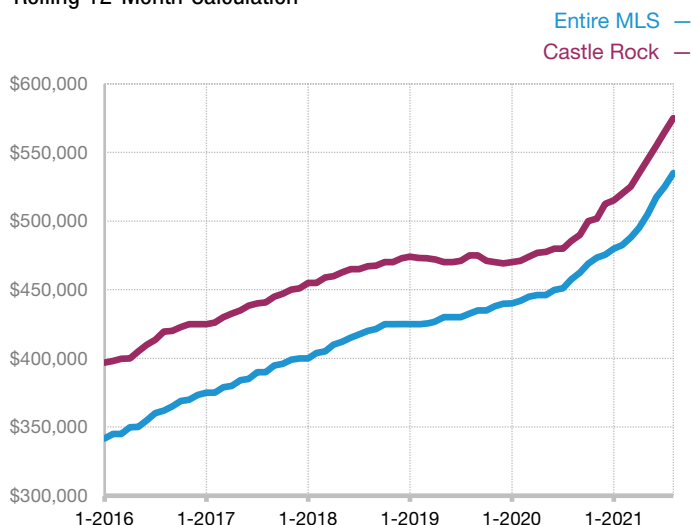
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	215	123	- 42.8%	--	--	--
Under Contract	235	198	- 15.7%	1,514	1,539	+ 1.7%
New Listings	191	156	- 18.3%	1,655	1,629	- 1.6%
Sold Listings	255	190	- 25.5%	1,370	1,391	+ 1.5%
Days on Market Until Sale	25	10	- 60.0%	36	13	- 63.9%
Median Sales Price*	\$500,000	\$610,000	+ 22.0%	\$499,950	\$600,000	+ 20.0%
Average Sales Price*	\$596,369	\$757,917	+ 27.1%	\$578,375	\$721,506	+ 24.7%
Percent of List Price Received*	99.6%	101.9%	+ 2.3%	99.5%	103.2%	+ 3.7%

* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	48	9	- 81.3%	--	--	--
Under Contract	43	41	- 4.7%	261	271	+ 3.8%
New Listings	36	31	- 13.9%	295	269	- 8.8%
Sold Listings	38	34	- 10.5%	218	234	+ 7.3%
Days on Market Until Sale	19	9	- 52.6%	28	16	- 42.9%
Median Sales Price*	\$344,000	\$428,500	+ 24.6%	\$342,000	\$422,490	+ 23.5%
Average Sales Price*	\$367,940	\$434,843	+ 18.2%	\$351,926	\$426,104	+ 21.1%
Percent of List Price Received*	99.9%	101.2%	+ 1.3%	99.7%	103.0%	+ 3.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

