

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

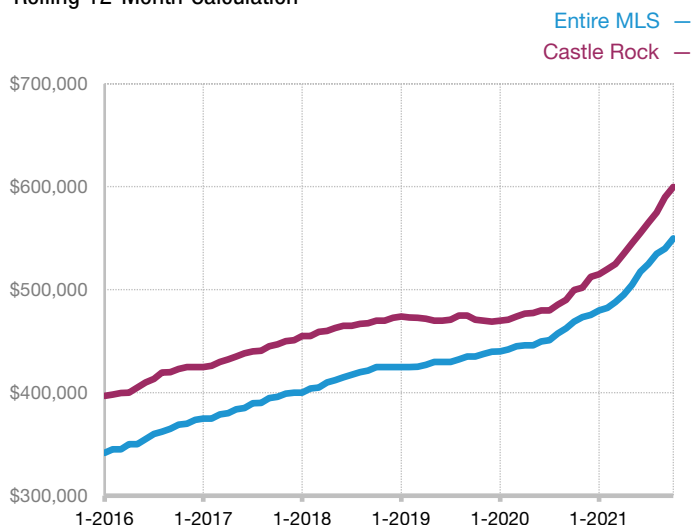
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	185	134	- 27.6%	--	--	--
Under Contract	167	179	+ 7.2%	1,891	1,865	- 1.4%
New Listings	160	161	+ 0.6%	2,035	1,977	- 2.9%
Sold Listings	236	152	- 35.6%	1,807	1,726	- 4.5%
Days on Market Until Sale	29	12	- 58.6%	34	13	- 61.8%
Median Sales Price*	\$550,000	\$638,000	+ 16.0%	\$505,655	\$605,000	+ 19.6%
Average Sales Price*	\$666,150	\$726,314	+ 9.0%	\$596,244	\$723,325	+ 21.3%
Percent of List Price Received*	100.1%	101.8%	+ 1.7%	99.6%	102.9%	+ 3.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	30	17	- 43.3%	--	--	--
Under Contract	37	27	- 27.0%	334	318	- 4.8%
New Listings	34	34	0.0%	360	325	- 9.7%
Sold Listings	39	24	- 38.5%	296	300	+ 1.4%
Days on Market Until Sale	26	10	- 61.5%	31	16	- 48.4%
Median Sales Price*	\$365,000	\$432,305	+ 18.4%	\$345,000	\$419,037	+ 21.5%
Average Sales Price*	\$365,343	\$415,842	+ 13.8%	\$359,663	\$424,161	+ 17.9%
Percent of List Price Received*	99.8%	102.1%	+ 2.3%	99.7%	102.8%	+ 3.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

