

Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

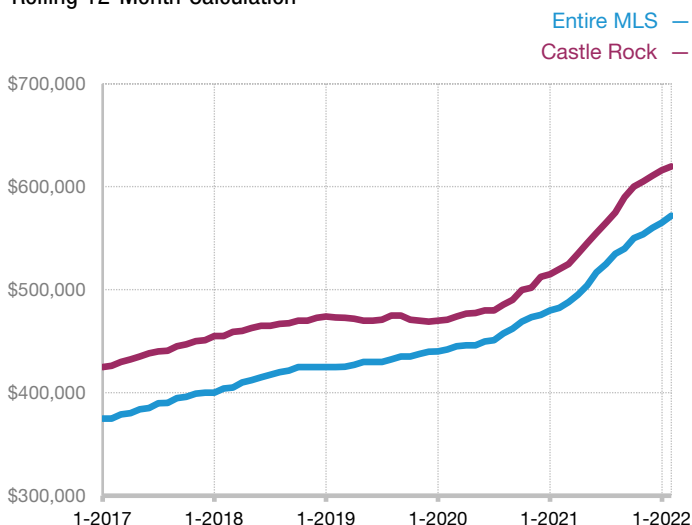
Single Family	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Inventory of Active Listings	118	54	- 54.2%	--	--	--
Under Contract	162	175	+ 8.0%	286	307	+ 7.3%
New Listings	173	170	- 1.7%	293	291	- 0.7%
Sold Listings	113	118	+ 4.4%	185	213	+ 15.1%
Days on Market Until Sale	31	19	- 38.7%	27	18	- 33.3%
Median Sales Price*	\$600,000	\$641,500	+ 6.9%	\$565,000	\$648,160	+ 14.7%
Average Sales Price*	\$749,325	\$789,605	+ 5.4%	\$721,874	\$789,241	+ 9.3%
Percent of List Price Received*	101.3%	103.7%	+ 2.4%	101.3%	102.9%	+ 1.6%

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
Inventory of Active Listings	21	10	- 52.4%	--	--	--
Under Contract	26	28	+ 7.7%	56	53	- 5.4%
New Listings	28	31	+ 10.7%	55	57	+ 3.6%
Sold Listings	17	15	- 11.8%	30	35	+ 16.7%
Days on Market Until Sale	24	24	0.0%	29	15	- 48.3%
Median Sales Price*	\$401,000	\$535,000	+ 33.4%	\$414,250	\$475,000	+ 14.7%
Average Sales Price*	\$436,124	\$546,476	+ 25.3%	\$449,453	\$531,985	+ 18.4%
Percent of List Price Received*	101.7%	104.8%	+ 3.0%	101.3%	102.8%	+ 1.5%

* 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

