

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

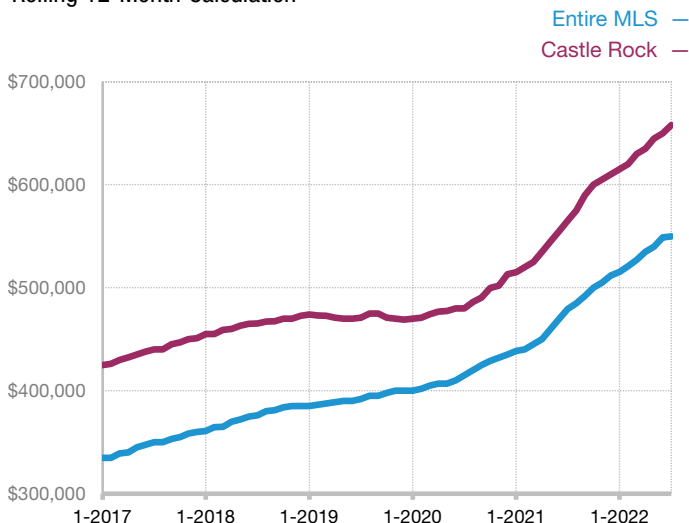
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	200	311	+ 55.5%	--	--	--
Under Contract	186	152	- 18.3%	1,340	1,125	- 16.0%
New Listings	248	211	- 14.9%	1,464	1,477	+ 0.9%
Sold Listings	218	125	- 42.7%	1,207	1,106	- 8.4%
Days on Market Until Sale	10	15	+ 50.0%	14	17	+ 21.4%
Median Sales Price*	\$617,500	\$690,000	+ 11.7%	\$600,000	\$685,000	+ 14.2%
Average Sales Price*	\$701,921	\$856,878	+ 22.1%	\$718,764	\$824,581	+ 14.7%
Percent of List Price Received*	103.3%	99.8%	- 3.4%	103.4%	102.9%	- 0.5%

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	25	36	+ 44.0%	--	--	--
Under Contract	37	31	- 16.2%	232	193	- 16.8%
New Listings	34	42	+ 23.5%	238	233	- 2.1%
Sold Listings	32	21	- 34.4%	208	181	- 13.0%
Days on Market Until Sale	19	6	- 68.4%	21	12	- 42.9%
Median Sales Price*	\$432,000	\$500,000	+ 15.7%	\$418,750	\$495,000	+ 18.2%
Average Sales Price*	\$421,654	\$477,487	+ 13.2%	\$424,008	\$514,860	+ 21.4%
Percent of List Price Received*	103.7%	100.4%	- 3.2%	103.3%	103.0%	- 0.3%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

