

# Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

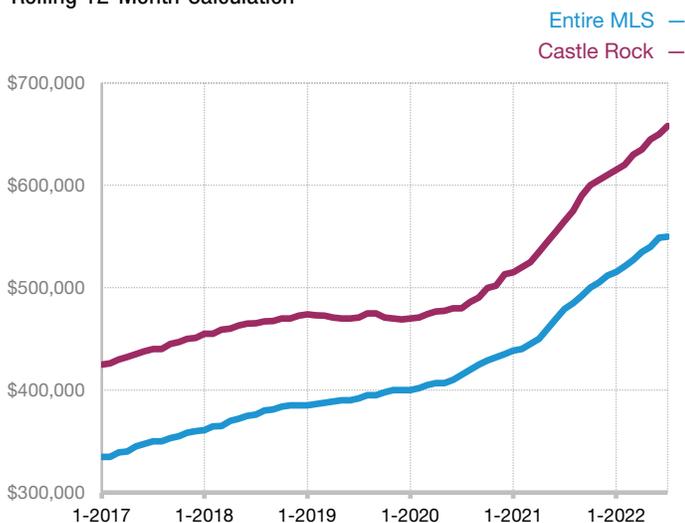
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	200	<b>311</b>	+ 55.5%	--	--	--
Under Contract	186	<b>152</b>	- 18.3%	1,340	<b>1,125</b>	- 16.0%
New Listings	248	<b>211</b>	- 14.9%	1,464	<b>1,477</b>	+ 0.9%
Sold Listings	218	<b>125</b>	- 42.7%	1,207	<b>1,106</b>	- 8.4%
Days on Market Until Sale	10	<b>15</b>	+ 50.0%	14	<b>17</b>	+ 21.4%
Median Sales Price*	\$617,500	<b>\$690,000</b>	+ 11.7%	\$600,000	<b>\$685,000</b>	+ 14.2%
Average Sales Price*	\$701,921	<b>\$856,878</b>	+ 22.1%	\$718,764	<b>\$824,581</b>	+ 14.7%
Percent of List Price Received*	103.3%	<b>99.8%</b>	- 3.4%	103.4%	<b>102.9%</b>	- 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		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	25	<b>36</b>	+ 44.0%	--	--	--
Under Contract	37	<b>31</b>	- 16.2%	232	<b>193</b>	- 16.8%
New Listings	34	<b>42</b>	+ 23.5%	238	<b>233</b>	- 2.1%
Sold Listings	32	<b>21</b>	- 34.4%	208	<b>181</b>	- 13.0%
Days on Market Until Sale	19	<b>6</b>	- 68.4%	21	<b>12</b>	- 42.9%
Median Sales Price*	\$432,000	<b>\$500,000</b>	+ 15.7%	\$418,750	<b>\$495,000</b>	+ 18.2%
Average Sales Price*	\$421,654	<b>\$477,487</b>	+ 13.2%	\$424,008	<b>\$514,860</b>	+ 21.4%
Percent of List Price Received*	103.7%	<b>100.4%</b>	- 3.2%	103.3%	<b>103.0%</b>	- 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

