

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

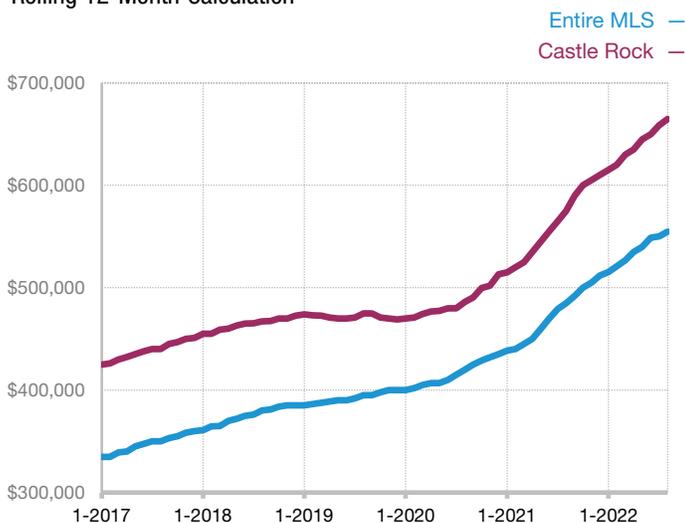
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	162	302	+ 86.4%	--	--	--
Under Contract	191	170	- 11.0%	1,531	1,274	- 16.8%
New Listings	160	173	+ 8.1%	1,624	1,648	+ 1.5%
Sold Listings	195	143	- 26.7%	1,402	1,248	- 11.0%
Days on Market Until Sale	10	25	+ 150.0%	14	18	+ 28.6%
Median Sales Price*	\$610,000	\$670,000	+ 9.8%	\$600,500	\$685,000	+ 14.1%
Average Sales Price*	\$754,227	\$776,636	+ 3.0%	\$723,697	\$819,360	+ 13.2%
Percent of List Price Received*	101.9%	99.2%	- 2.6%	103.2%	102.5%	- 0.7%

* 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		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	18	31	+ 72.2%	--	--	--
Under Contract	40	31	- 22.5%	272	224	- 17.6%
New Listings	33	24	- 27.3%	271	259	- 4.4%
Sold Listings	35	29	- 17.1%	243	211	- 13.2%
Days on Market Until Sale	9	14	+ 55.6%	19	12	- 36.8%
Median Sales Price*	\$429,500	\$461,000	+ 7.3%	\$423,880	\$490,000	+ 15.6%
Average Sales Price*	\$434,690	\$439,511	+ 1.1%	\$425,546	\$504,363	+ 18.5%
Percent of List Price Received*	101.1%	99.4%	- 1.7%	102.9%	102.5%	- 0.4%

* 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

