

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

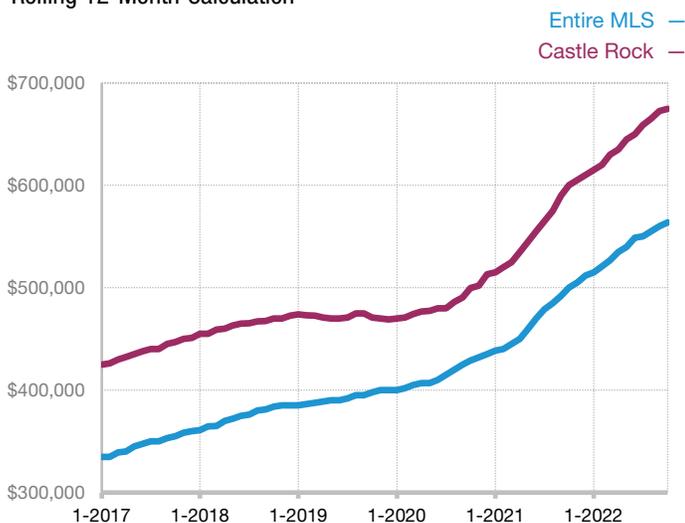
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	169	287	+ 69.8%	--	--	--
Under Contract	171	104	- 39.2%	1,863	1,465	- 21.4%
New Listings	162	127	- 21.6%	1,985	1,921	- 3.2%
Sold Listings	164	85	- 48.2%	1,751	1,501	- 14.3%
Days on Market Until Sale	12	39	+ 225.0%	14	21	+ 50.0%
Median Sales Price*	\$647,000	\$675,000	+ 4.3%	\$606,500	\$682,181	+ 12.5%
Average Sales Price*	\$723,853	\$876,157	+ 21.0%	\$724,904	\$815,655	+ 12.5%
Percent of List Price Received*	101.7%	98.4%	- 3.2%	102.9%	101.8%	- 1.1%

* 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		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	25	33	+ 32.0%	--	--	--
Under Contract	28	16	- 42.9%	320	249	- 22.2%
New Listings	34	16	- 52.9%	329	297	- 9.7%
Sold Listings	26	15	- 42.3%	315	254	- 19.4%
Days on Market Until Sale	10	30	+ 200.0%	19	16	- 15.8%
Median Sales Price*	\$432,305	\$480,000	+ 11.0%	\$419,073	\$487,450	+ 16.3%
Average Sales Price*	\$416,489	\$564,011	+ 35.4%	\$425,251	\$502,008	+ 18.0%
Percent of List Price Received*	102.2%	98.5%	- 3.6%	102.7%	101.9%	- 0.8%

* 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

