

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

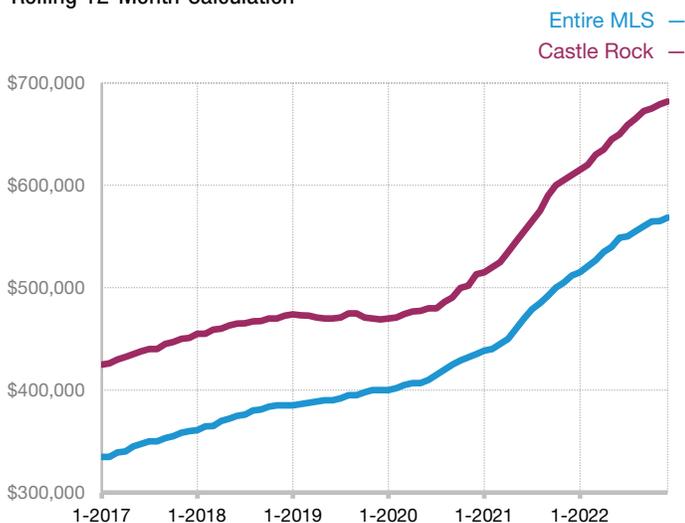
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	97	172	+ 77.3%	--	--	--
Under Contract	128	78	- 39.1%	2,153	1,626	- 24.5%
New Listings	90	53	- 41.1%	2,226	2,062	- 7.4%
Sold Listings	172	107	- 37.8%	2,068	1,712	- 17.2%
Days on Market Until Sale	24	56	+ 133.3%	15	25	+ 66.7%
Median Sales Price*	\$625,000	\$665,000	+ 6.4%	\$610,000	\$681,877	+ 11.8%
Average Sales Price*	\$807,077	\$767,575	- 4.9%	\$731,370	\$817,368	+ 11.8%
Percent of List Price Received*	101.4%	98.6%	- 2.8%	102.6%	101.4%	- 1.2%

* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	17	34	+ 100.0%	--	--	--
Under Contract	16	11	- 31.3%	358	264	- 26.3%
New Listings	17	17	0.0%	363	326	- 10.2%
Sold Listings	20	10	- 50.0%	371	279	- 24.8%
Days on Market Until Sale	10	92	+ 820.0%	18	19	+ 5.6%
Median Sales Price*	\$460,000	\$541,004	+ 17.6%	\$425,000	\$485,000	+ 14.1%
Average Sales Price*	\$467,423	\$510,247	+ 9.2%	\$433,522	\$501,707	+ 15.7%
Percent of List Price Received*	102.0%	97.9%	- 4.0%	102.7%	101.6%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

