

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

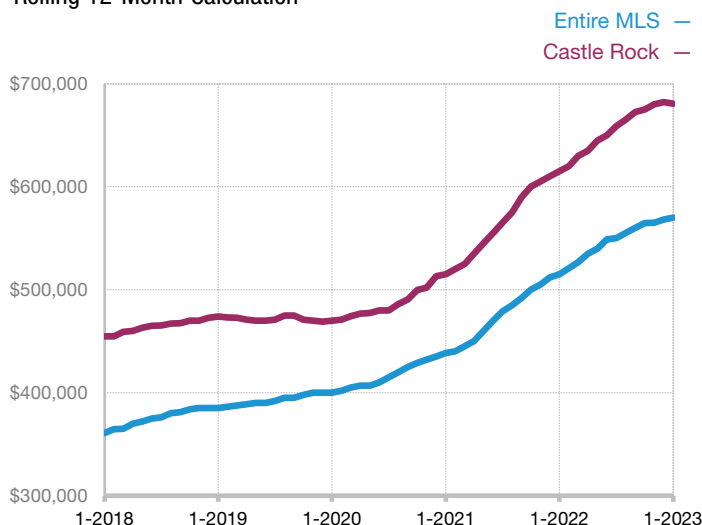
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	83	162	+ 95.2%	--	--	--
Under Contract	129	120	- 7.0%	129	120	- 7.0%
New Listings	119	119	0.0%	119	119	0.0%
Sold Listings	99	71	- 28.3%	99	71	- 28.3%
Days on Market Until Sale	19	71	+ 273.7%	19	71	+ 273.7%
Median Sales Price*	\$664,500	\$644,950	- 2.9%	\$664,500	\$644,950	- 2.9%
Average Sales Price*	\$800,629	\$787,150	- 1.7%	\$800,629	\$787,150	- 1.7%
Percent of List Price Received*	101.7%	98.0%	- 3.6%	101.7%	98.0%	- 3.6%

* 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	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	16	36	+ 125.0%	--	--	--
Under Contract	26	19	- 26.9%	26	19	- 26.9%
New Listings	26	22	- 15.4%	26	22	- 15.4%
Sold Listings	20	11	- 45.0%	20	11	- 45.0%
Days on Market Until Sale	9	41	+ 355.6%	9	41	+ 355.6%
Median Sales Price*	\$458,675	\$462,500	+ 0.8%	\$458,675	\$462,500	+ 0.8%
Average Sales Price*	\$521,118	\$460,591	- 11.6%	\$521,118	\$460,591	- 11.6%
Percent of List Price Received*	101.3%	98.6%	- 2.7%	101.3%	98.6%	- 2.7%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

