

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

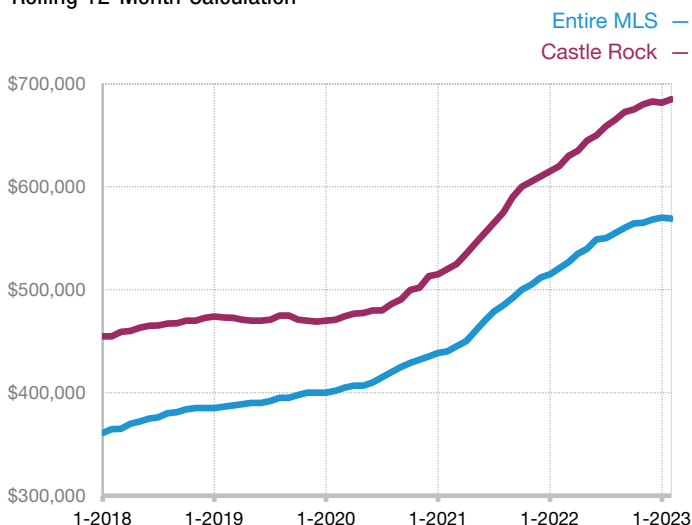
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	78	158	+ 102.6%	--	--	--
Under Contract	168	125	- 25.6%	297	238	- 19.9%
New Listings	169	124	- 26.6%	288	243	- 15.6%
Sold Listings	118	97	- 17.8%	217	168	- 22.6%
Days on Market Until Sale	20	48	+ 140.0%	20	58	+ 190.0%
Median Sales Price*	\$645,800	\$665,000	+ 3.0%	\$651,000	\$657,500	+ 1.0%
Average Sales Price*	\$796,532	\$865,747	+ 8.7%	\$798,401	\$832,530	+ 4.3%
Percent of List Price Received*	103.6%	99.4%	- 4.1%	102.8%	98.8%	- 3.9%

* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	20	35	+ 75.0%	--	--	--
Under Contract	26	25	- 3.8%	52	43	- 17.3%
New Listings	31	23	- 25.8%	57	45	- 21.1%
Sold Listings	16	19	+ 18.8%	36	30	- 16.7%
Days on Market Until Sale	23	62	+ 169.6%	15	54	+ 260.0%
Median Sales Price*	\$530,000	\$504,500	- 4.8%	\$479,000	\$494,000	+ 3.1%
Average Sales Price*	\$542,509	\$516,442	- 4.8%	\$530,625	\$495,963	- 6.5%
Percent of List Price Received*	105.2%	99.3%	- 5.6%	103.1%	99.0%	- 4.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

