

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

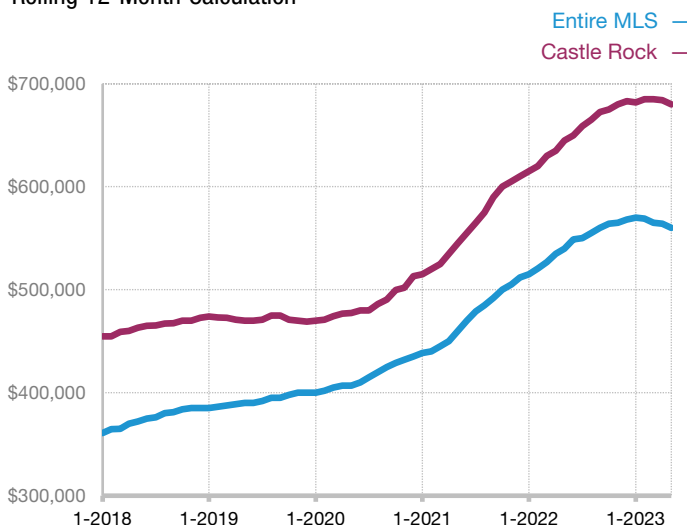
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	238	199	- 16.4%	--	--	--
Under Contract	184	135	- 26.6%	817	641	- 21.5%
New Listings	228	165	- 27.6%	983	734	- 25.3%
Sold Listings	189	137	- 27.5%	778	565	- 27.4%
Days on Market Until Sale	15	26	+ 73.3%	17	41	+ 141.2%
Median Sales Price*	\$714,386	\$695,000	- 2.7%	\$685,000	\$679,990	- 0.7%
Average Sales Price*	\$843,100	\$767,086	- 9.0%	\$822,419	\$816,863	- 0.7%
Percent of List Price Received*	102.7%	100.4%	- 2.2%	103.8%	99.5%	- 4.1%

\* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	23	28	+ 21.7%	--	--	--
Under Contract	37	12	- 67.6%	142	114	- 19.7%
New Listings	39	17	- 56.4%	153	112	- 26.8%
Sold Listings	24	23	- 4.2%	121	111	- 8.3%
Days on Market Until Sale	9	64	+ 611.1%	11	46	+ 318.2%
Median Sales Price*	\$518,000	\$545,000	+ 5.2%	\$495,000	\$490,000	- 1.0%
Average Sales Price*	\$551,864	\$579,853	+ 5.1%	\$523,799	\$515,059	- 1.7%
Percent of List Price Received*	103.0%	99.3%	- 3.6%	103.7%	99.2%	- 4.3%

\* 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

