

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

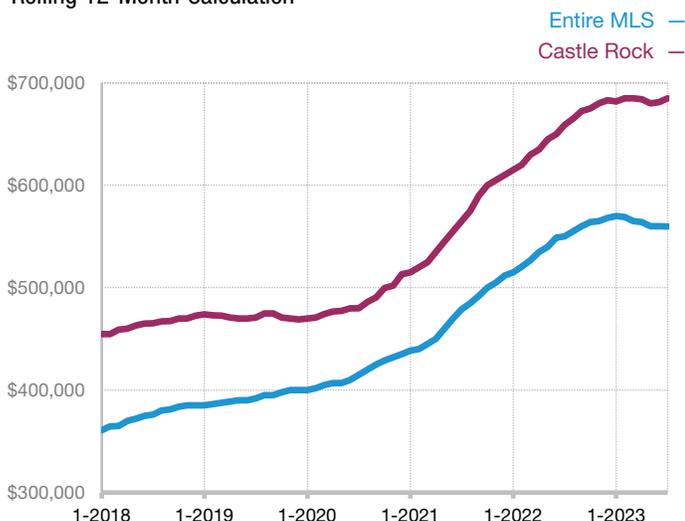
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	394	<b>258</b>	- 34.5%	--	--	--
Under Contract	136	<b>124</b>	- 8.8%	1,093	<b>891</b>	- 18.5%
New Listings	211	<b>177</b>	- 16.1%	1,475	<b>1,094</b>	- 25.8%
Sold Listings	126	<b>122</b>	- 3.2%	1,117	<b>829</b>	- 25.8%
Days on Market Until Sale	15	<b>36</b>	+ 140.0%	17	<b>38</b>	+ 123.5%
Median Sales Price*	\$692,500	<b>\$726,998</b>	+ 5.0%	\$685,000	<b>\$695,000</b>	+ 1.5%
Average Sales Price*	\$859,880	<b>\$856,607</b>	- 0.4%	\$824,329	<b>\$829,110</b>	+ 0.6%
Percent of List Price Received*	99.7%	<b>99.1%</b>	- 0.6%	102.9%	<b>99.4%</b>	- 3.4%

\* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	53	<b>27</b>	- 49.1%	--	--	--
Under Contract	28	<b>24</b>	- 14.3%	191	<b>164</b>	- 14.1%
New Listings	42	<b>25</b>	- 40.5%	236	<b>166</b>	- 29.7%
Sold Listings	21	<b>19</b>	- 9.5%	182	<b>145</b>	- 20.3%
Days on Market Until Sale	6	<b>42</b>	+ 600.0%	12	<b>45</b>	+ 275.0%
Median Sales Price*	\$500,000	<b>\$495,000</b>	- 1.0%	\$495,000	<b>\$490,000</b>	- 1.0%
Average Sales Price*	\$477,487	<b>\$615,810</b>	+ 29.0%	\$514,696	<b>\$525,451</b>	+ 2.1%
Percent of List Price Received*	100.4%	<b>99.6%</b>	- 0.8%	103.0%	<b>99.3%</b>	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

