

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

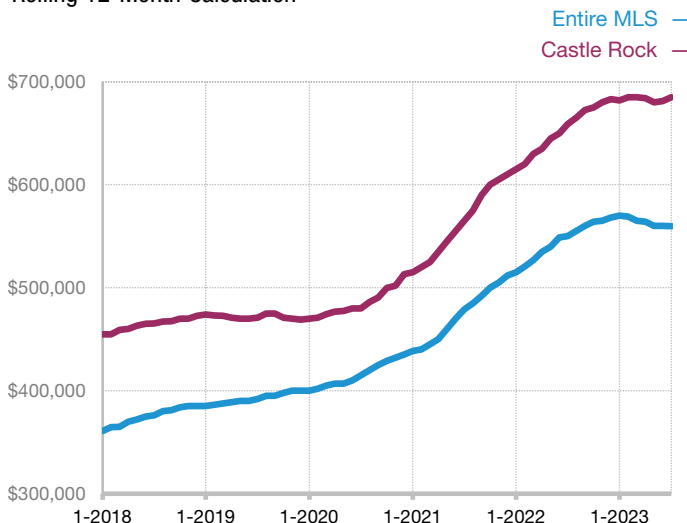
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	394	258	- 34.5%	--	--	--
Under Contract	136	124	- 8.8%	1,093	891	- 18.5%
New Listings	211	177	- 16.1%	1,475	1,094	- 25.8%
Sold Listings	126	122	- 3.2%	1,117	829	- 25.8%
Days on Market Until Sale	15	36	+ 140.0%	17	38	+ 123.5%
Median Sales Price*	\$692,500	\$726,998	+ 5.0%	\$685,000	\$695,000	+ 1.5%
Average Sales Price*	\$859,880	\$856,607	- 0.4%	\$824,329	\$829,110	+ 0.6%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	102.9%	99.4%	- 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	53	27	- 49.1%	--	--	--
Under Contract	28	24	- 14.3%	191	164	- 14.1%
New Listings	42	25	- 40.5%	236	166	- 29.7%
Sold Listings	21	19	- 9.5%	182	145	- 20.3%
Days on Market Until Sale	6	42	+ 600.0%	12	45	+ 275.0%
Median Sales Price*	\$500,000	\$495,000	- 1.0%	\$495,000	\$490,000	- 1.0%
Average Sales Price*	\$477,487	\$615,810	+ 29.0%	\$514,696	\$525,451	+ 2.1%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	103.0%	99.3%	- 3.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

