

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

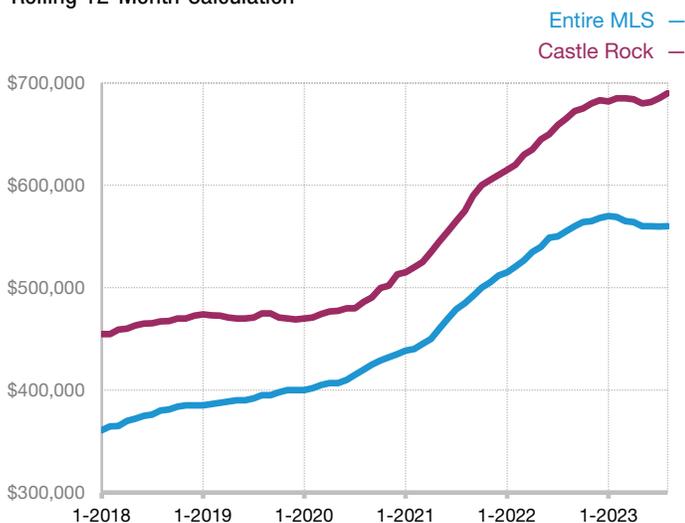
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	385	291	- 24.4%	--	--	--
Under Contract	153	128	- 16.3%	1,246	1,004	- 19.4%
New Listings	174	170	- 2.3%	1,649	1,262	- 23.5%
Sold Listings	145	139	- 4.1%	1,262	969	- 23.2%
Days on Market Until Sale	25	31	+ 24.0%	18	37	+ 105.6%
Median Sales Price*	\$668,000	<b>\$710,000</b>	+ 6.3%	\$685,000	<b>\$699,240</b>	+ 2.1%
Average Sales Price*	\$773,324	<b>\$832,877</b>	+ 7.7%	\$818,468	<b>\$829,723</b>	+ 1.4%
Percent of List Price Received*	99.2%	<b>99.4%</b>	+ 0.2%	102.4%	<b>99.4%</b>	- 2.9%

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	43	33	- 23.3%	--	--	--
Under Contract	30	18	- 40.0%	221	178	- 19.5%
New Listings	24	20	- 16.7%	260	186	- 28.5%
Sold Listings	29	28	- 3.4%	211	173	- 18.0%
Days on Market Until Sale	14	25	+ 78.6%	12	42	+ 250.0%
Median Sales Price*	\$461,000	<b>\$482,450</b>	+ 4.7%	\$490,000	<b>\$488,000</b>	- 0.4%
Average Sales Price*	\$439,511	<b>\$515,379</b>	+ 17.3%	\$504,363	<b>\$523,821</b>	+ 3.9%
Percent of List Price Received*	99.4%	<b>99.6%</b>	+ 0.2%	102.5%	<b>99.4%</b>	- 3.0%

\* 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

