

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

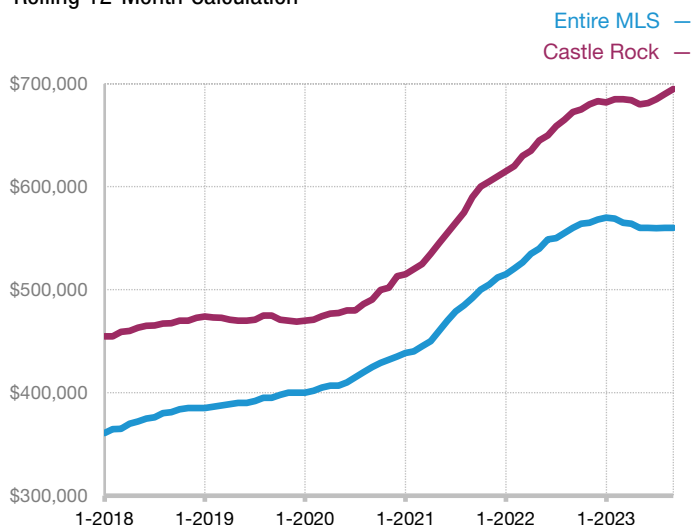
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	379	319	- 15.8%	--	--	--
Under Contract	109	106	- 2.8%	1,355	1,103	- 18.6%
New Listings	143	157	+ 9.8%	1,792	1,419	- 20.8%
Sold Listings	161	108	- 32.9%	1,423	1,078	- 24.2%
Days on Market Until Sale	31	29	- 6.5%	20	37	+ 85.0%
Median Sales Price*	\$678,000	\$691,289	+ 2.0%	\$683,900	\$699,120	+ 2.2%
Average Sales Price*	\$758,763	\$772,207	+ 1.8%	\$811,713	\$824,225	+ 1.5%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	102.0%	99.4%	- 2.5%

\* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	48	37	- 22.9%	--	--	--
Under Contract	12	20	+ 66.7%	233	198	- 15.0%
New Listings	24	31	+ 29.2%	284	217	- 23.6%
Sold Listings	28	19	- 32.1%	239	192	- 19.7%
Days on Market Until Sale	33	16	- 51.5%	15	39	+ 160.0%
Median Sales Price*	\$457,850	\$490,000	+ 7.0%	\$489,900	\$489,000	- 0.2%
Average Sales Price*	\$451,049	\$503,387	+ 11.6%	\$498,117	\$521,799	+ 4.8%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	102.1%	99.4%	- 2.6%

\* 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

