

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

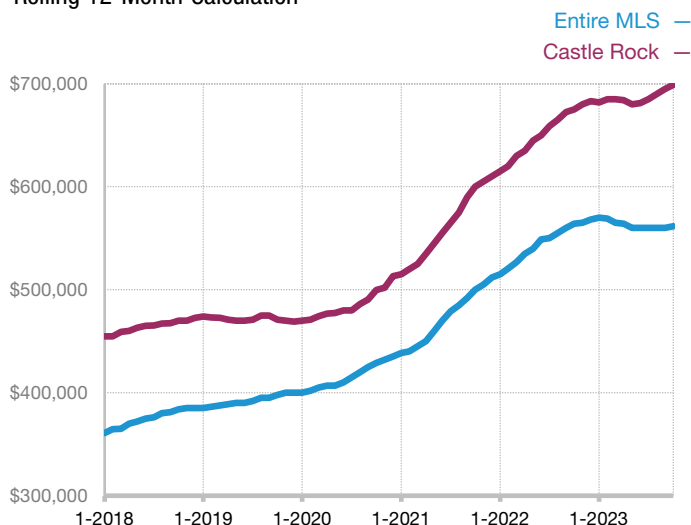
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	365	314	- 14.0%	--	--	--
Under Contract	94	98	+ 4.3%	1,449	1,192	- 17.7%
New Listings	127	119	- 6.3%	1,919	1,538	- 19.9%
Sold Listings	89	88	- 1.1%	1,512	1,168	- 22.8%
Days on Market Until Sale	41	43	+ 4.9%	21	37	+ 76.2%
Median Sales Price*	\$685,000	\$730,000	+ 6.6%	\$684,385	\$699,990	+ 2.3%
Average Sales Price*	\$872,942	\$979,245	+ 12.2%	\$815,317	\$835,949	+ 2.5%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	101.8%	99.3%	- 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	48	52	+ 8.3%	--	--	--
Under Contract	14	18	+ 28.6%	247	214	- 13.4%
New Listings	16	34	+ 112.5%	300	250	- 16.7%
Sold Listings	17	12	- 29.4%	256	204	- 20.3%
Days on Market Until Sale	31	52	+ 67.7%	16	40	+ 150.0%
Median Sales Price*	\$527,000	\$510,000	- 3.2%	\$489,900	\$490,000	+ 0.0%
Average Sales Price*	\$565,304	\$586,003	+ 3.7%	\$502,578	\$523,411	+ 4.1%
Percent of List Price Received*	98.5%	98.0%	- 0.5%	101.9%	99.3%	- 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

