

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

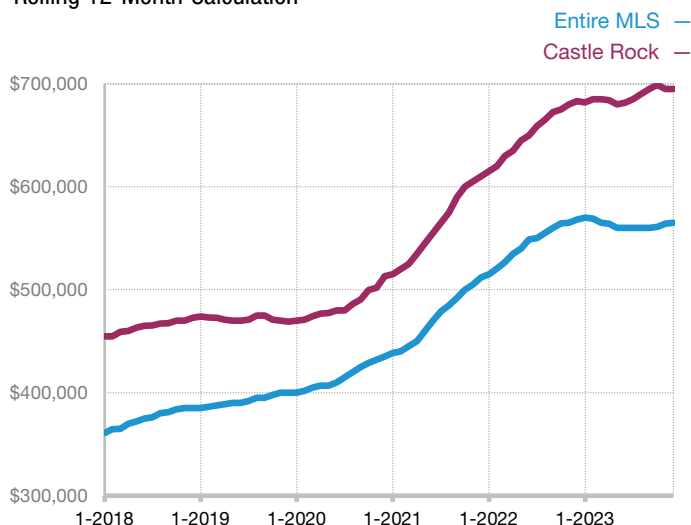
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	249	207	- 16.9%	--	--	--
Under Contract	73	85	+ 16.4%	1,612	1,352	- 16.1%
New Listings	54	51	- 5.6%	2,063	1,670	- 19.0%
Sold Listings	106	88	- 17.0%	1,713	1,339	- 21.8%
Days on Market Until Sale	56	64	+ 14.3%	25	39	+ 56.0%
Median Sales Price*	\$667,500	\$667,500	0.0%	\$683,000	\$695,000	+ 1.8%
Average Sales Price*	\$770,618	\$798,115	+ 3.6%	\$817,849	\$828,636	+ 1.3%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	101.4%	99.2%	- 2.2%

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	47	31	- 34.0%	--	--	--
Under Contract	11	18	+ 63.6%	265	241	- 9.1%
New Listings	17	7	- 58.8%	329	266	- 19.1%
Sold Listings	11	11	0.0%	282	233	- 17.4%
Days on Market Until Sale	88	30	- 65.9%	20	41	+ 105.0%
Median Sales Price*	\$537,882	\$474,600	- 11.8%	\$487,450	\$488,000	+ 0.1%
Average Sales Price*	\$504,316	\$445,986	- 11.6%	\$502,026	\$519,601	+ 3.5%
Percent of List Price Received*	97.6%	99.1%	+ 1.5%	101.6%	99.2%	- 2.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

