

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

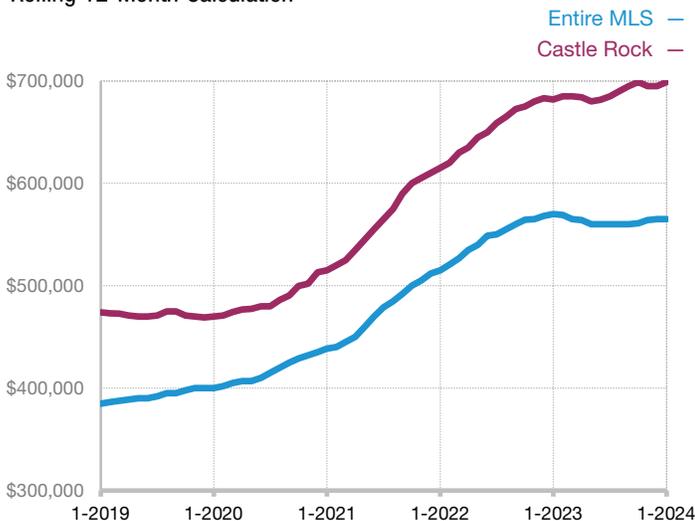
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	222	177	- 20.3%	--	--	--
Under Contract	110	140	+ 27.3%	110	140	+ 27.3%
New Listings	118	109	- 7.6%	118	109	- 7.6%
Sold Listings	71	77	+ 8.5%	71	77	+ 8.5%
Days on Market Until Sale	71	71	0.0%	71	71	0.0%
Median Sales Price*	\$644,950	<b>\$685,000</b>	+ 6.2%	\$644,950	<b>\$685,000</b>	+ 6.2%
Average Sales Price*	\$787,150	<b>\$791,903</b>	+ 0.6%	\$787,150	<b>\$791,903</b>	+ 0.6%
Percent of List Price Received*	98.0%	<b>98.9%</b>	+ 0.9%	98.0%	<b>98.9%</b>	+ 0.9%

\* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	50	30	- 40.0%	--	--	--
Under Contract	18	18	0.0%	18	18	0.0%
New Listings	23	21	- 8.7%	23	21	- 8.7%
Sold Listings	11	15	+ 36.4%	11	15	+ 36.4%
Days on Market Until Sale	41	42	+ 2.4%	41	42	+ 2.4%
Median Sales Price*	\$462,500	<b>\$395,000</b>	- 14.6%	\$462,500	<b>\$395,000</b>	- 14.6%
Average Sales Price*	\$460,591	<b>\$439,160</b>	- 4.7%	\$460,591	<b>\$439,160</b>	- 4.7%
Percent of List Price Received*	98.6%	<b>99.2%</b>	+ 0.6%	98.6%	<b>99.2%</b>	+ 0.6%

\* 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

