

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

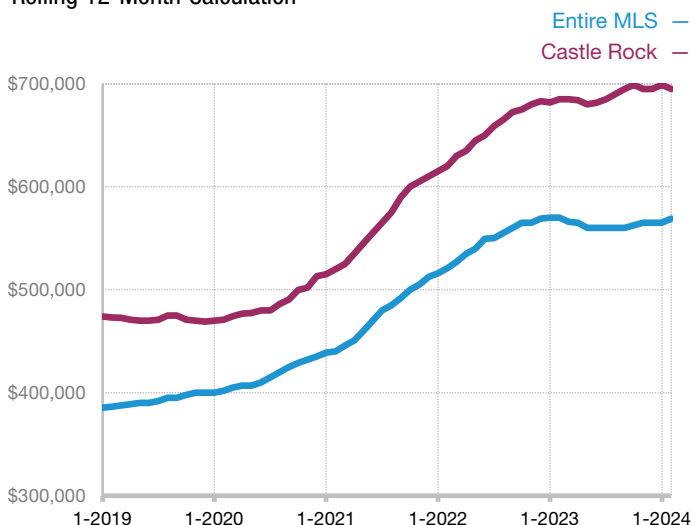
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	215	196	- 8.8%	--	--	--
Under Contract	117	130	+ 11.1%	227	265	+ 16.7%
New Listings	124	158	+ 27.4%	242	267	+ 10.3%
Sold Listings	100	115	+ 15.0%	171	192	+ 12.3%
Days on Market Until Sale	49	62	+ 26.5%	58	65	+ 12.1%
Median Sales Price*	\$665,750	\$660,000	- 0.9%	\$660,000	\$665,000	+ 0.8%
Average Sales Price*	\$866,064	\$739,192	- 14.6%	\$833,299	\$760,331	- 8.8%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	98.8%	99.1%	+ 0.3%

* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	49	32	- 34.7%	--	--	--
Under Contract	24	15	- 37.5%	42	31	- 26.2%
New Listings	23	15	- 34.8%	46	36	- 21.7%
Sold Listings	19	12	- 36.8%	30	27	- 10.0%
Days on Market Until Sale	62	63	+ 1.6%	54	51	- 5.6%
Median Sales Price*	\$504,500	\$422,500	- 16.3%	\$494,000	\$415,000	- 16.0%
Average Sales Price*	\$516,442	\$533,325	+ 3.3%	\$495,963	\$481,011	- 3.0%
Percent of List Price Received*	99.3%	99.7%	+ 0.4%	99.0%	99.4%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

