

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

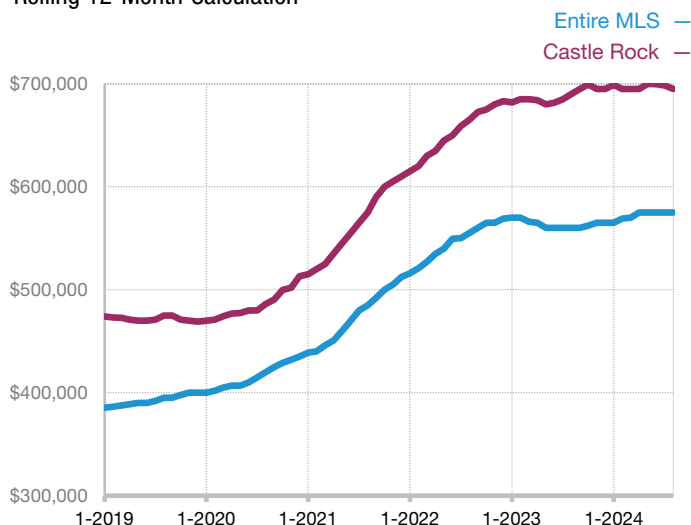
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023      | 2024      | Percent Change from Previous Year | Thru 08-2023 | Thru 08-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 338       | 424       | + 25.4%                           | --           | --           | --                                |
| Under Contract                  | 120       | 124       | + 3.3%                            | 994          | 1,083        | + 9.0%                            |
| New Listings                    | 170       | 176       | + 3.5%                            | 1,262        | 1,476        | + 17.0%                           |
| Sold Listings                   | 140       | 128       | - 8.6%                            | 971          | 1,033        | + 6.4%                            |
| Days on Market Until Sale       | 31        | 41        | + 32.3%                           | 37           | 43           | + 16.2%                           |
| Median Sales Price*             | \$712,500 | \$681,750 | - 4.3%                            | \$699,900    | \$698,400    | - 0.2%                            |
| Average Sales Price*            | \$834,893 | \$842,297 | + 0.9%                            | \$830,027    | \$829,907    | - 0.0%                            |
| Percent of List Price Received* | 99.4%     | 98.7%     | - 0.7%                            | 99.4%        | 99.2%        | - 0.2%                            |

\* 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                 | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023      | 2024      | Percent Change from Previous Year | Thru 08-2023 | Thru 08-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 40        | 54        | + 35.0%                           | --           | --           | --                                |
| Under Contract                  | 18        | 17        | - 5.6%                            | 177          | 143          | - 19.2%                           |
| New Listings                    | 20        | 22        | + 10.0%                           | 186          | 196          | + 5.4%                            |
| Sold Listings                   | 28        | 20        | - 28.6%                           | 173          | 141          | - 18.5%                           |
| Days on Market Until Sale       | 25        | 49        | + 96.0%                           | 42           | 42           | 0.0%                              |
| Median Sales Price*             | \$482,450 | \$458,750 | - 4.9%                            | \$488,000    | \$462,000    | - 5.3%                            |
| Average Sales Price*            | \$515,379 | \$476,188 | - 7.6%                            | \$523,821    | \$485,333    | - 7.3%                            |
| Percent of List Price Received* | 99.6%     | 98.6%     | - 1.0%                            | 99.4%        | 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

