

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

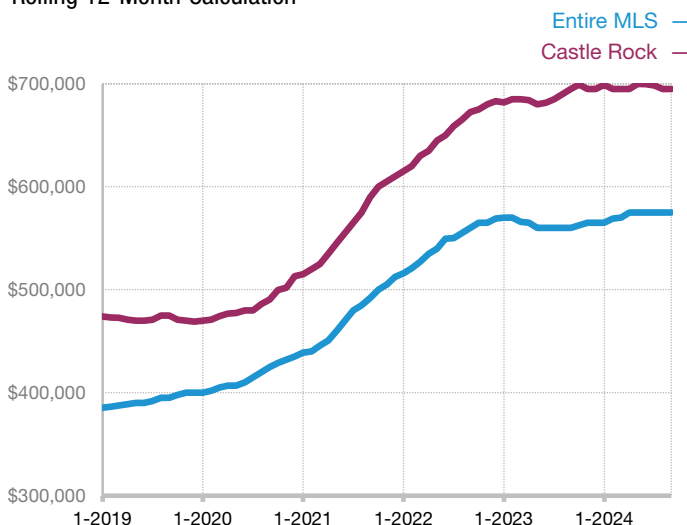
Single Family	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	366	446	+ 21.9%	--	--	--
Under Contract	97	143	+ 47.4%	1,091	1,213	+ 11.2%
New Listings	157	179	+ 14.0%	1,419	1,656	+ 16.7%
Sold Listings	110	107	- 2.7%	1,081	1,144	+ 5.8%
Days on Market Until Sale	29	47	+ 62.1%	37	43	+ 16.2%
Median Sales Price*	\$693,789	\$700,000	+ 0.9%	\$699,240	\$698,700	- 0.1%
Average Sales Price*	\$773,621	\$860,445	+ 11.2%	\$824,287	\$832,489	+ 1.0%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	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	September			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	45	64	+ 42.2%	--	--	--
Under Contract	18	16	- 11.1%	195	159	- 18.5%
New Listings	30	29	- 3.3%	216	225	+ 4.2%
Sold Listings	19	18	- 5.3%	192	160	- 16.7%
Days on Market Until Sale	17	37	+ 117.6%	39	41	+ 5.1%
Median Sales Price*	\$490,000	\$465,500	- 5.0%	\$489,000	\$461,000	- 5.7%
Average Sales Price*	\$480,150	\$536,571	+ 11.8%	\$519,499	\$489,845	- 5.7%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	99.4%	99.0%	- 0.4%

\* 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

