

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

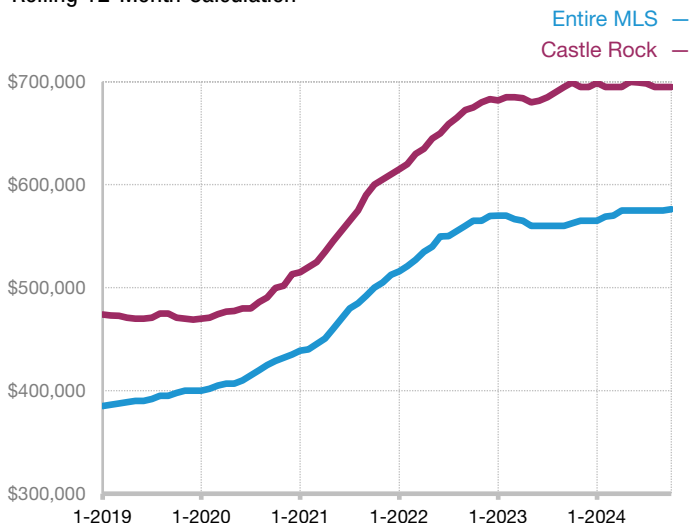
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	367	434	+ 18.3%	--	--	--
Under Contract	87	112	+ 28.7%	1,178	1,317	+ 11.8%
New Listings	122	156	+ 27.9%	1,541	1,824	+ 18.4%
Sold Listings	89	138	+ 55.1%	1,170	1,289	+ 10.2%
Days on Market Until Sale	42	54	+ 28.6%	37	45	+ 21.6%
Median Sales Price*	\$725,000	\$731,750	+ 0.9%	\$699,990	\$699,950	- 0.0%
Average Sales Price*	\$975,490	\$855,549	- 12.3%	\$835,789	\$834,940	- 0.1%
Percent of List Price Received*	98.9%	98.1%	- 0.8%	99.3%	99.1%	- 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	57	55	- 3.5%	--	--	--
Under Contract	17	16	- 5.9%	212	177	- 16.5%
New Listings	30	23	- 23.3%	246	250	+ 1.6%
Sold Listings	14	16	+ 14.3%	206	179	- 13.1%
Days on Market Until Sale	49	50	+ 2.0%	40	42	+ 5.0%
Median Sales Price*	\$510,000	\$415,500	- 18.5%	\$490,000	\$460,000	- 6.1%
Average Sales Price*	\$595,859	\$456,213	- 23.4%	\$524,689	\$487,903	- 7.0%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	99.3%	99.1%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

