

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

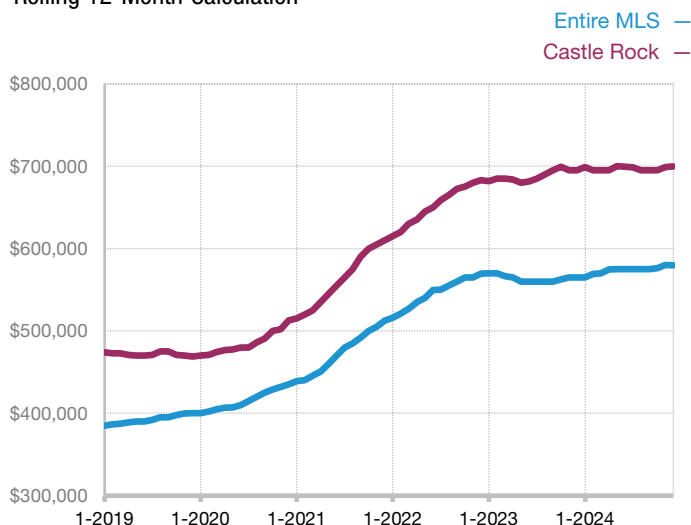
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	268	279	+ 4.1%	--	--	--
Under Contract	78	104	+ 33.3%	1,340	1,510	+ 12.7%
New Listings	50	64	+ 28.0%	1,670	1,979	+ 18.5%
Sold Listings	88	123	+ 39.8%	1,339	1,493	+ 11.5%
Days on Market Until Sale	64	69	+ 7.8%	39	47	+ 20.5%
Median Sales Price*	\$667,500	\$700,000	+ 4.9%	\$695,000	\$700,000	+ 0.7%
Average Sales Price*	\$798,115	\$873,606	+ 9.5%	\$828,636	\$840,417	+ 1.4%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	99.2%	99.0%	- 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	38	26	- 31.6%	--	--	--
Under Contract	17	8	- 52.9%	240	206	- 14.2%
New Listings	7	5	- 28.6%	267	266	- 0.4%
Sold Listings	11	17	+ 54.5%	234	209	- 10.7%
Days on Market Until Sale	30	64	+ 113.3%	41	43	+ 4.9%
Median Sales Price*	\$474,600	\$415,000	- 12.6%	\$489,000	\$455,500	- 6.9%
Average Sales Price*	\$445,986	\$407,528	- 8.6%	\$519,518	\$482,305	- 7.2%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	99.2%	99.1%	- 0.1%

* 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

