

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

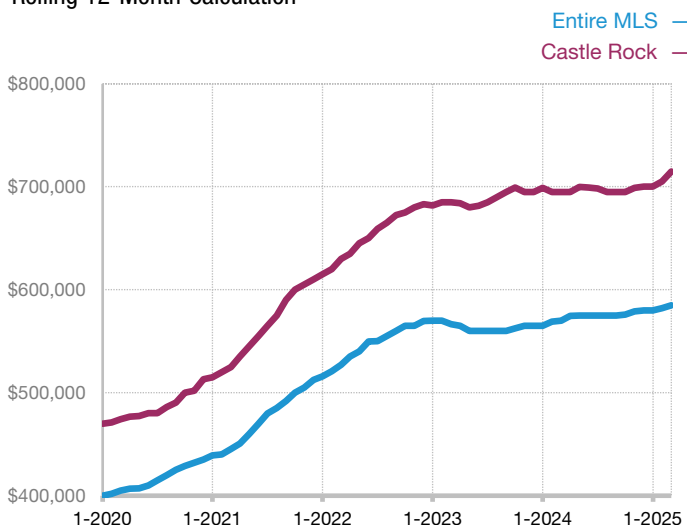
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	268	352	+ 31.3%	--	--	--
Under Contract	140	183	+ 30.7%	393	426	+ 8.4%
New Listings	177	229	+ 29.4%	445	550	+ 23.6%
Sold Listings	146	136	- 6.8%	339	333	- 1.8%
Days on Market Until Sale	52	64	+ 23.1%	60	67	+ 11.7%
Median Sales Price*	\$698,750	\$722,270	+ 3.4%	\$675,000	\$720,000	+ 6.7%
Average Sales Price*	\$840,762	\$869,753	+ 3.4%	\$794,613	\$903,545	+ 13.7%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	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.

Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	28	42	+ 50.0%	--	--	--
Under Contract	27	21	- 22.2%	59	45	- 23.7%
New Listings	23	26	+ 13.0%	60	67	+ 11.7%
Sold Listings	16	10	- 37.5%	45	30	- 33.3%
Days on Market Until Sale	36	43	+ 19.4%	45	47	+ 4.4%
Median Sales Price*	\$522,000	\$514,500	- 1.4%	\$463,000	\$454,000	- 1.9%
Average Sales Price*	\$577,813	\$556,125	- 3.8%	\$515,271	\$498,558	- 3.2%
Percent of List Price Received*	98.6%	100.4%	+ 1.8%	99.1%	99.5%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

