

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

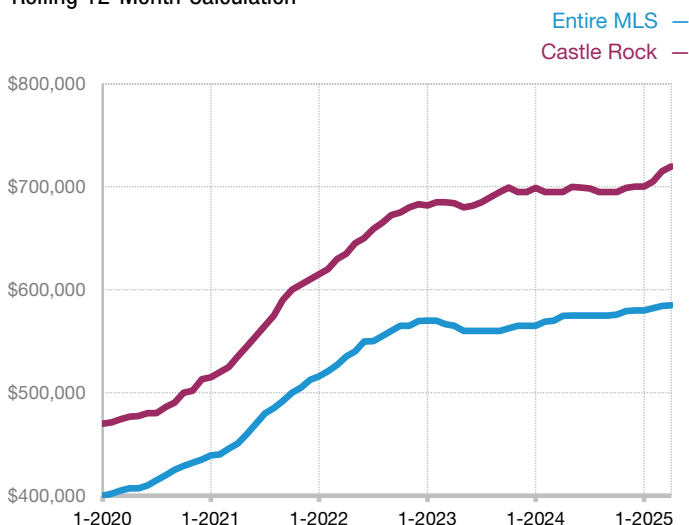
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	337	441	+ 30.9%	--	--	--
Under Contract	153	163	+ 6.5%	546	575	+ 5.3%
New Listings	244	270	+ 10.7%	689	815	+ 18.3%
Sold Listings	125	144	+ 15.2%	464	477	+ 2.8%
Days on Market Until Sale	33	52	+ 57.6%	53	63	+ 18.9%
Median Sales Price*	\$689,995	\$725,000	+ 5.1%	\$685,000	\$725,000	+ 5.8%
Average Sales Price*	\$830,065	\$864,279	+ 4.1%	\$804,164	\$892,372	+ 11.0%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	36	59	+ 63.9%	--	--	--
Under Contract	17	12	- 29.4%	76	56	- 26.3%
New Listings	29	29	0.0%	89	96	+ 7.9%
Sold Listings	26	23	- 11.5%	71	53	- 25.4%
Days on Market Until Sale	57	66	+ 15.8%	49	55	+ 12.2%
Median Sales Price*	\$471,500	\$471,000	- 0.1%	\$469,900	\$467,500	- 0.5%
Average Sales Price*	\$488,108	\$501,804	+ 2.8%	\$505,324	\$499,967	- 1.1%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.1%	99.1%	0.0%

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



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

