

Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

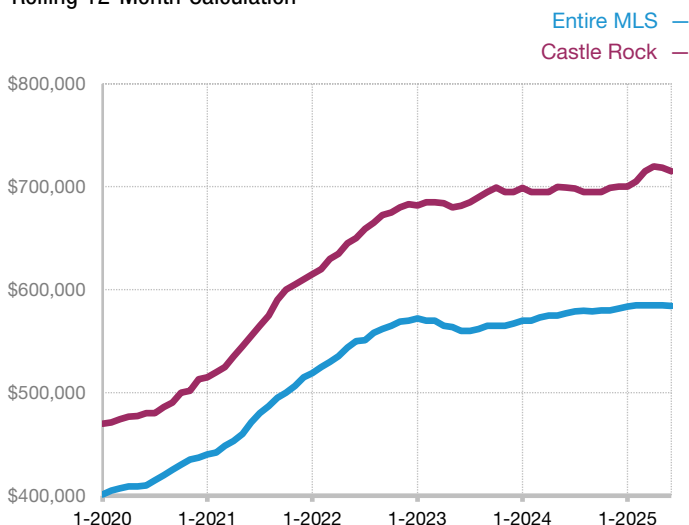
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	464	572	+ 23.3%	--	--	--
Under Contract	141	132	- 6.4%	823	855	+ 3.9%
New Listings	226	228	+ 0.9%	1,147	1,324	+ 15.4%
Sold Listings	136	149	+ 9.6%	760	799	+ 5.1%
Days on Market Until Sale	37	40	+ 8.1%	46	54	+ 17.4%
Median Sales Price*	\$739,950	\$695,000	- 6.1%	\$699,000	\$719,900	+ 3.0%
Average Sales Price*	\$905,563	\$863,441	- 4.7%	\$825,193	\$877,971	+ 6.4%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	99.3%	99.0%	- 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	60	60	0.0%	--	--	--
Under Contract	15	15	0.0%	109	83	- 23.9%
New Listings	30	16	- 46.7%	154	140	- 9.1%
Sold Listings	19	13	- 31.6%	109	82	- 24.8%
Days on Market Until Sale	31	51	+ 64.5%	42	50	+ 19.0%
Median Sales Price*	\$449,000	\$433,000	- 3.6%	\$465,000	\$448,950	- 3.5%
Average Sales Price*	\$472,092	\$421,346	- 10.7%	\$493,135	\$470,695	- 4.6%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.0%	99.1%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

