

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

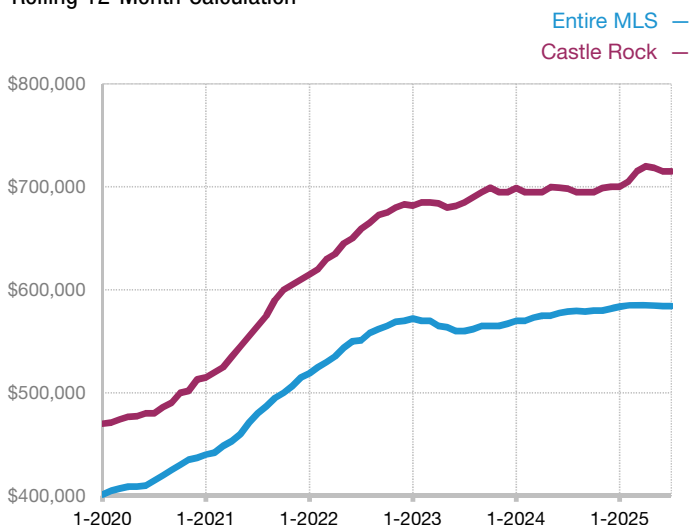
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	457	542	+ 18.6%	--	--	--
Under Contract	136	151	+ 11.0%	959	998	+ 4.1%
New Listings	162	178	+ 9.9%	1,309	1,500	+ 14.6%
Sold Listings	151	134	- 11.3%	911	935	+ 2.6%
Days on Market Until Sale	31	50	+ 61.3%	43	53	+ 23.3%
Median Sales Price*	\$690,000	\$708,750	+ 2.7%	\$699,000	\$719,000	+ 2.9%
Average Sales Price*	\$843,759	\$878,484	+ 4.1%	\$828,270	\$877,331	+ 5.9%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	99.3%	98.9%	- 0.4%

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	58	49	- 15.5%	--	--	--
Under Contract	19	17	- 10.5%	128	99	- 22.7%
New Listings	23	15	- 34.8%	177	155	- 12.4%
Sold Listings	14	11	- 21.4%	123	93	- 24.4%
Days on Market Until Sale	26	56	+ 115.4%	40	50	+ 25.0%
Median Sales Price*	\$447,000	\$450,000	+ 0.7%	\$462,000	\$449,900	- 2.6%
Average Sales Price*	\$453,679	\$452,318	- 0.3%	\$488,644	\$468,521	- 4.1%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	99.1%	99.0%	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

