

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

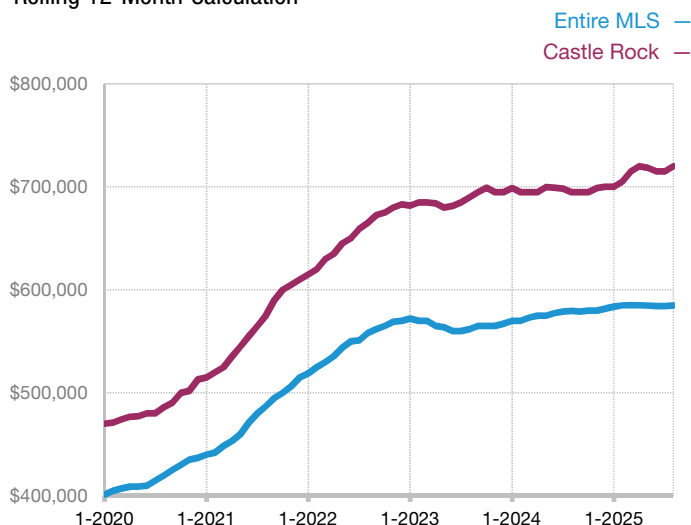
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	486	527	+ 8.4%	--	--	--
Under Contract	113	162	+ 43.4%	1,072	1,150	+ 7.3%
New Listings	179	198	+ 10.6%	1,488	1,696	+ 14.0%
Sold Listings	133	148	+ 11.3%	1,044	1,084	+ 3.8%
Days on Market Until Sale	42	55	+ 31.0%	43	53	+ 23.3%
Median Sales Price*	\$682,500	\$722,500	+ 5.9%	\$698,700	\$719,450	+ 3.0%
Average Sales Price*	\$838,719	\$928,894	+ 10.8%	\$829,601	\$884,323	+ 6.6%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	99.2%	98.8%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	59	48	- 18.6%	--	--	--
Under Contract	17	17	0.0%	145	115	- 20.7%
New Listings	22	22	0.0%	199	177	- 11.1%
Sold Listings	21	16	- 23.8%	144	109	- 24.3%
Days on Market Until Sale	48	53	+ 10.4%	41	51	+ 24.4%
Median Sales Price*	\$455,500	\$450,000	- 1.2%	\$461,000	\$449,900	- 2.4%
Average Sales Price*	\$467,083	\$450,250	- 3.6%	\$485,500	\$465,839	- 4.0%
Percent of List Price Received*	98.7%	98.7%	0.0%	99.0%	99.0%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

