

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

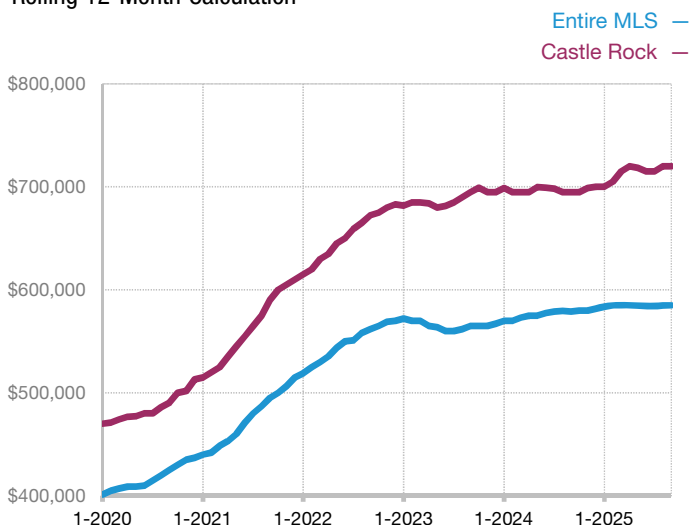
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	500	540	+ 8.0%	--	--	--
Under Contract	130	128	- 1.5%	1,203	1,268	+ 5.4%
New Listings	180	196	+ 8.9%	1,668	1,895	+ 13.6%
Sold Listings	108	131	+ 21.3%	1,152	1,215	+ 5.5%
Days on Market Until Sale	48	60	+ 25.0%	43	54	+ 25.6%
Median Sales Price*	\$695,000	\$699,000	+ 0.6%	\$698,700	\$715,000	+ 2.3%
Average Sales Price*	\$858,126	\$1,027,910	+ 19.8%	\$832,276	\$899,804	+ 8.1%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	68	52	- 23.5%	--	--	--
Under Contract	15	11	- 26.7%	160	125	- 21.9%
New Listings	28	22	- 21.4%	227	198	- 12.8%
Sold Listings	19	17	- 10.5%	163	126	- 22.7%
Days on Market Until Sale	39	37	- 5.1%	41	49	+ 19.5%
Median Sales Price*	\$465,000	\$445,000	- 4.3%	\$462,000	\$448,250	- 3.0%
Average Sales Price*	\$532,804	\$489,288	- 8.2%	\$491,014	\$469,003	- 4.5%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	99.0%	98.9%	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

