

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

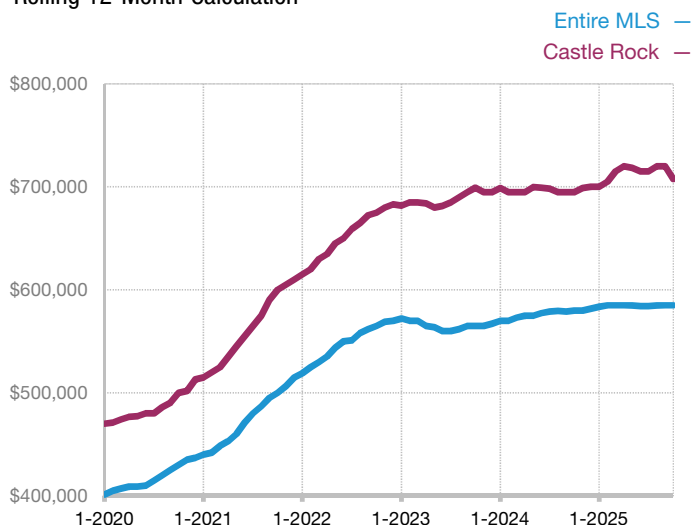
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	502	508	+ 1.2%	--	--	--
Under Contract	100	134	+ 34.0%	1,303	1,390	+ 6.7%
New Listings	156	149	- 4.5%	1,824	2,044	+ 12.1%
Sold Listings	138	135	- 2.2%	1,290	1,352	+ 4.8%
Days on Market Until Sale	54	66	+ 22.2%	45	55	+ 22.2%
Median Sales Price*	\$731,750	\$674,000	- 7.9%	\$699,925	\$705,000	+ 0.7%
Average Sales Price*	\$855,549	\$857,559	+ 0.2%	\$834,765	\$893,228	+ 7.0%
Percent of List Price Received*	98.1%	98.6%	+ 0.5%	99.1%	98.7%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	67	53	- 20.9%	--	--	--
Under Contract	15	9	- 40.0%	175	135	- 22.9%
New Listings	24	17	- 29.2%	251	215	- 14.3%
Sold Listings	16	8	- 50.0%	179	134	- 25.1%
Days on Market Until Sale	50	66	+ 32.0%	42	50	+ 19.0%
Median Sales Price*	\$415,500	\$378,500	- 8.9%	\$460,000	\$445,000	- 3.3%
Average Sales Price*	\$456,213	\$361,903	- 20.7%	\$487,903	\$462,609	- 5.2%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	99.1%	98.9%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

