

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

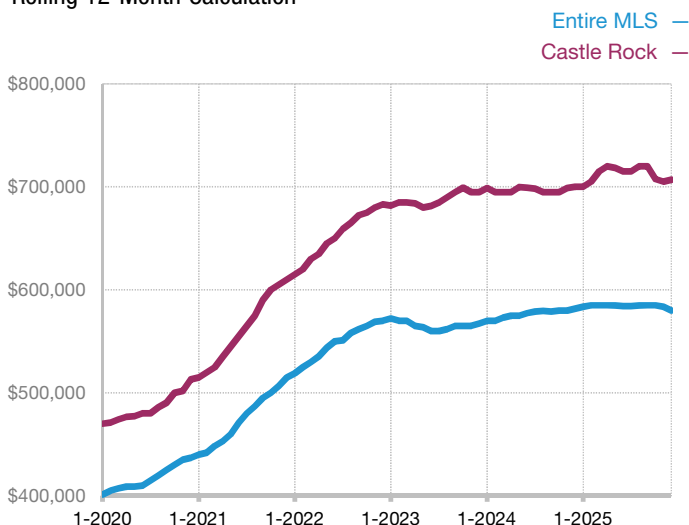
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	353	299	- 15.3%	--	--	--
Under Contract	98	77	- 21.4%	1,500	1,576	+ 5.1%
New Listings	64	50	- 21.9%	1,980	2,174	+ 9.8%
Sold Listings	124	113	- 8.9%	1,495	1,576	+ 5.4%
Days on Market Until Sale	68	74	+ 8.8%	47	57	+ 21.3%
Median Sales Price*	\$692,250	\$737,870	+ 6.6%	\$700,000	\$707,000	+ 1.0%
Average Sales Price*	\$870,553	\$869,179	- 0.2%	\$840,032	\$882,868	+ 5.1%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	99.0%	98.7%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	36	43	+ 19.4%	--	--	--
Under Contract	7	7	0.0%	204	151	- 26.0%
New Listings	5	11	+ 120.0%	266	237	- 10.9%
Sold Listings	17	10	- 41.2%	209	152	- 27.3%
Days on Market Until Sale	64	70	+ 9.4%	43	53	+ 23.3%
Median Sales Price*	\$415,000	\$445,000	+ 7.2%	\$455,500	\$445,000	- 2.3%
Average Sales Price*	\$407,528	\$442,250	+ 8.5%	\$482,305	\$459,251	- 4.8%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	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

