

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

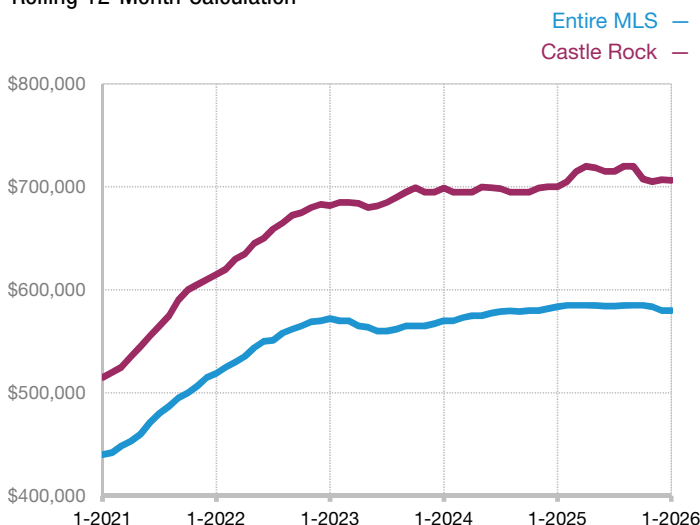
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	353	316	- 10.5%	--	--	--
Under Contract	107	142	+ 32.7%	107	142	+ 32.7%
New Listings	147	170	+ 15.6%	147	170	+ 15.6%
Sold Listings	101	85	- 15.8%	101	85	- 15.8%
Days on Market Until Sale	73	106	+ 45.2%	73	106	+ 45.2%
Median Sales Price*	\$700,000	\$674,900	- 3.6%	\$700,000	\$674,900	- 3.6%
Average Sales Price*	\$956,915	\$887,075	- 7.3%	\$956,915	\$887,075	- 7.3%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	98.7%	98.4%	- 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	32	42	+ 31.3%	--	--	--
Under Contract	14	16	+ 14.3%	14	16	+ 14.3%
New Listings	14	19	+ 35.7%	14	19	+ 35.7%
Sold Listings	13	8	- 38.5%	13	8	- 38.5%
Days on Market Until Sale	44	67	+ 52.3%	44	67	+ 52.3%
Median Sales Price*	\$414,999	\$438,000	+ 5.5%	\$414,999	\$438,000	+ 5.5%
Average Sales Price*	\$478,654	\$466,738	- 2.5%	\$478,654	\$466,738	- 2.5%
Percent of List Price Received*	99.1%	94.9%	- 4.2%	99.1%	94.9%	- 4.2%

* 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

