

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

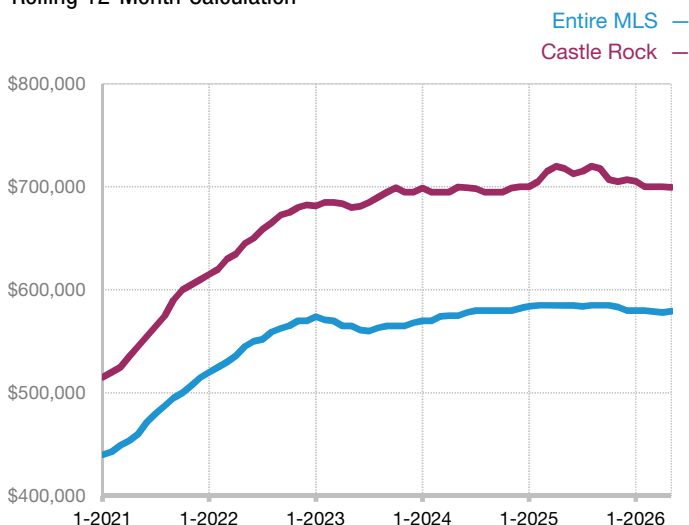
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	569	473	- 16.9%	--	--	--
Under Contract	155	154	- 0.6%	720	754	+ 4.7%
New Listings	282	195	- 30.9%	1,098	1,070	- 2.6%
Sold Listings	173	158	- 8.7%	651	663	+ 1.8%
Days on Market Until Sale	41	46	+ 12.2%	57	63	+ 10.5%
Median Sales Price*	\$717,229	\$712,500	- 0.7%	\$720,000	\$699,990	- 2.8%
Average Sales Price*	\$846,917	\$853,710	+ 0.8%	\$880,624	\$862,838	- 2.0%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	99.0%	99.0%	0.0%

* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	74	72	- 2.7%	--	--	--
Under Contract	12	13	+ 8.3%	68	79	+ 16.2%
New Listings	28	27	- 3.6%	124	132	+ 6.5%
Sold Listings	16	14	- 12.5%	69	71	+ 2.9%
Days on Market Until Sale	28	38	+ 35.7%	49	54	+ 10.2%
Median Sales Price*	\$440,159	\$448,950	+ 2.0%	\$449,900	\$435,000	- 3.3%
Average Sales Price*	\$413,826	\$487,055	+ 17.7%	\$479,992	\$456,349	- 4.9%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	99.1%	98.4%	- 0.7%

* 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

