

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

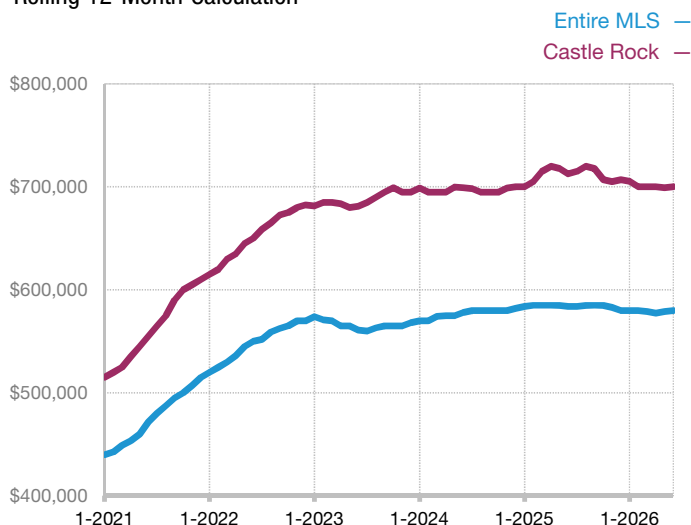
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	631	487	- 22.8%	--	--	--
Under Contract	125	143	+ 14.4%	845	890	+ 5.3%
New Listings	226	206	- 8.8%	1,324	1,276	- 3.6%
Sold Listings	150	165	+ 10.0%	801	829	+ 3.5%
Days on Market Until Sale	41	62	+ 51.2%	54	63	+ 16.7%
Median Sales Price*	\$694,225	\$725,000	+ 4.4%	\$719,900	\$700,000	- 2.8%
Average Sales Price*	\$862,011	\$888,433	+ 3.1%	\$877,139	\$867,705	- 1.1%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	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.

Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	70	74	+ 5.7%	--	--	--
Under Contract	14	14	0.0%	82	91	+ 11.0%
New Listings	16	22	+ 37.5%	139	154	+ 10.8%
Sold Listings	13	16	+ 23.1%	82	87	+ 6.1%
Days on Market Until Sale	51	69	+ 35.3%	50	57	+ 14.0%
Median Sales Price*	\$433,000	\$413,350	- 4.5%	\$448,950	\$430,000	- 4.2%
Average Sales Price*	\$421,346	\$432,344	+ 2.6%	\$470,695	\$451,934	- 4.0%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	99.1%	98.6%	- 0.5%

* 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

