

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

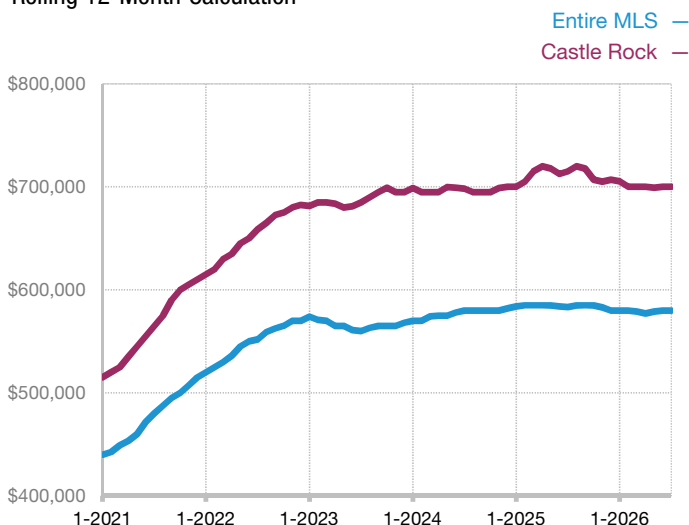
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	619	517	- 16.5%	--	--	--
Under Contract	138	160	+ 15.9%	983	1,042	+ 6.0%
New Listings	178	231	+ 29.8%	1,502	1,506	+ 0.3%
Sold Listings	136	140	+ 2.9%	937	967	+ 3.2%
Days on Market Until Sale	50	45	- 10.0%	53	60	+ 13.2%
Median Sales Price*	\$708,750	\$736,000	+ 3.8%	\$719,000	\$705,000	- 1.9%
Average Sales Price*	\$875,742	\$948,045	+ 8.3%	\$876,936	\$879,971	+ 0.3%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	99.0%	98.8%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	57	80	+ 40.4%	--	--	--
Under Contract	16	14	- 12.5%	98	105	+ 7.1%
New Listings	14	31	+ 121.4%	153	185	+ 20.9%
Sold Listings	11	13	+ 18.2%	93	100	+ 7.5%
Days on Market Until Sale	56	75	+ 33.9%	50	59	+ 18.0%
Median Sales Price*	\$450,000	\$455,000	+ 1.1%	\$449,900	\$434,950	- 3.3%
Average Sales Price*	\$452,318	\$537,454	+ 18.8%	\$468,521	\$463,052	- 1.2%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	99.0%	98.8%	- 0.2%

* 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

