

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

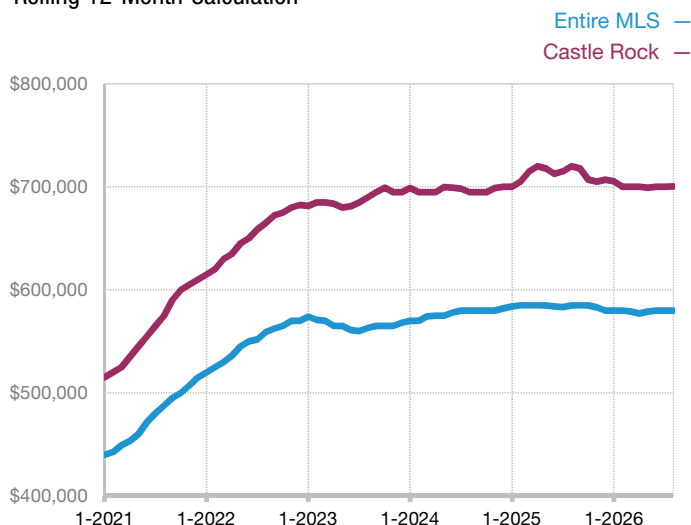
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	609	509	- 16.4%	--	--	--
Under Contract	154	126	- 18.2%	1,137	1,164	+ 2.4%
New Listings	198	177	- 10.6%	1,700	1,681	- 1.1%
Sold Listings	149	131	- 12.1%	1,086	1,101	+ 1.4%
Days on Market Until Sale	55	55	0.0%	54	59	+ 9.3%
Median Sales Price*	\$715,000	\$737,000	+ 3.1%	\$718,115	\$710,000	- 1.1%
Average Sales Price*	\$925,513	\$885,150	- 4.4%	\$883,601	\$879,748	- 0.4%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	98.8%	98.8%	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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	55	75	+ 36.4%	--	--	--
Under Contract	16	16	0.0%	114	120	+ 5.3%
New Listings	22	19	- 13.6%	175	202	+ 15.4%
Sold Listings	16	12	- 25.0%	109	112	+ 2.8%
Days on Market Until Sale	53	49	- 7.5%	51	58	+ 13.7%
Median Sales Price*	\$450,000	\$447,000	- 0.7%	\$449,900	\$435,000	- 3.3%
Average Sales Price*	\$450,250	\$483,833	+ 7.5%	\$465,839	\$465,278	- 0.1%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	99.0%	98.7%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

