

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

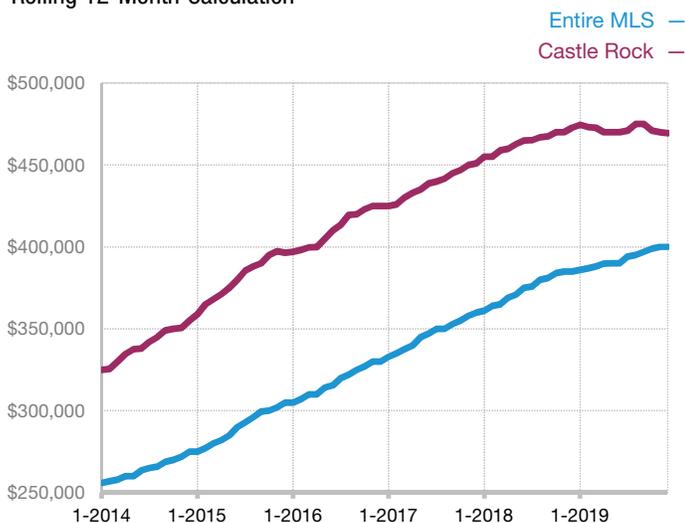
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	357	269	- 24.6%	--	--	--
Under Contract	104	110	+ 5.8%	1,822	1,893	+ 3.9%
New Listings	56	87	+ 55.4%	2,274	2,348	+ 3.3%
Sold Listings	141	165	+ 17.0%	1,813	1,877	+ 3.5%
Days on Market Until Sale	58	53	- 8.6%	42	40	- 4.8%
Median Sales Price*	\$465,000	\$450,000	- 3.2%	\$472,830	\$469,500	- 0.7%
Average Sales Price*	\$511,798	\$514,598	+ 0.5%	\$559,080	\$556,249	- 0.5%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.3%	99.1%	- 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	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	37	39	+ 5.4%	--	--	--
Under Contract	12	22	+ 83.3%	273	318	+ 16.5%
New Listings	12	16	+ 33.3%	314	386	+ 22.9%
Sold Listings	14	23	+ 64.3%	290	303	+ 4.5%
Days on Market Until Sale	87	25	- 71.3%	28	31	+ 10.7%
Median Sales Price*	\$337,500	\$330,000	- 2.2%	\$325,000	\$325,000	0.0%
Average Sales Price*	\$425,785	\$352,918	- 17.1%	\$346,781	\$337,599	- 2.6%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	99.5%	99.0%	- 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

