

Local Market Update for April 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

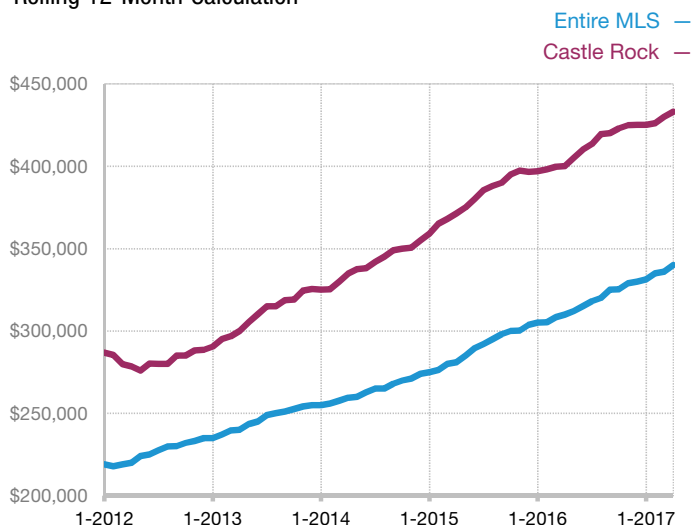
Single Family	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	434	302	- 30.4%	--	--	--
Under Contract	173	187	+ 8.1%	579	587	+ 1.4%
New Listings	261	229	- 12.3%	772	711	- 7.9%
Sold Listings	137	128	- 6.6%	479	449	- 6.3%
Days on Market Until Sale	41	42	+ 2.4%	45	46	+ 2.2%
Median Sales Price*	\$419,950	\$462,000	+ 10.0%	\$414,511	\$450,000	+ 8.6%
Average Sales Price*	\$449,303	\$552,002	+ 22.9%	\$471,626	\$522,038	+ 10.7%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	99.5%	99.1%	- 0.4%

* 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	April			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 04-2016	Thru 04-2017	Percent Change from Previous Year
Inventory of Active Listings	29	27	- 6.9%	--	--	--
Under Contract	19	41	+ 115.8%	79	120	+ 51.9%
New Listings	22	39	+ 77.3%	95	129	+ 35.8%
Sold Listings	15	32	+ 113.3%	75	82	+ 9.3%
Days on Market Until Sale	5	15	+ 200.0%	22	25	+ 13.6%
Median Sales Price*	\$275,000	\$280,000	+ 1.8%	\$275,000	\$286,050	+ 4.0%
Average Sales Price*	\$277,293	\$287,166	+ 3.6%	\$309,537	\$300,803	- 2.8%
Percent of List Price Received*	101.2%	100.7%	- 0.5%	100.7%	100.3%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

