

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

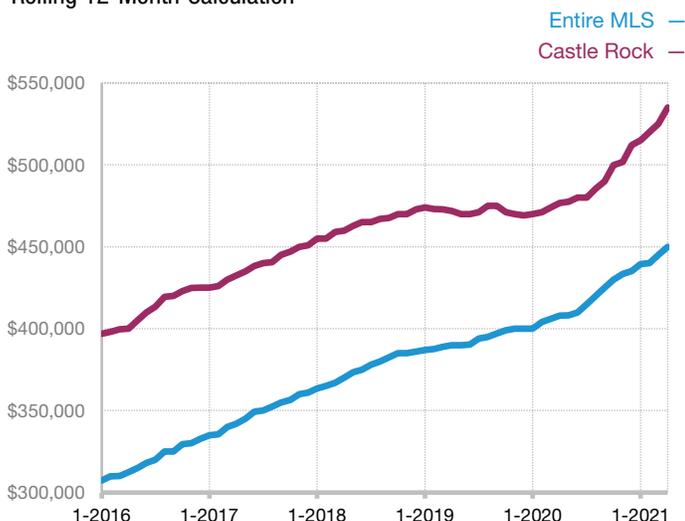
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	324	95	- 70.7%	--	--	--
Under Contract	122	217	+ 77.9%	588	720	+ 22.4%
New Listings	157	241	+ 53.5%	730	739	+ 1.2%
Sold Listings	131	199	+ 51.9%	535	553	+ 3.4%
Days on Market Until Sale	32	9	- 71.9%	47	16	- 66.0%
Median Sales Price*	\$500,000	\$605,000	+ 21.0%	\$496,000	\$580,000	+ 16.9%
Average Sales Price*	\$585,196	\$732,246	+ 25.1%	\$578,550	\$712,211	+ 23.1%
Percent of List Price Received*	99.4%	103.6%	+ 4.2%	99.3%	102.6%	+ 3.3%

* 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		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	73	16	- 78.1%	--	--	--
Under Contract	23	33	+ 43.5%	90	127	+ 41.1%
New Listings	31	35	+ 12.9%	133	129	- 3.0%
Sold Listings	21	35	+ 66.7%	77	93	+ 20.8%
Days on Market Until Sale	11	23	+ 109.1%	20	20	0.0%
Median Sales Price*	\$330,000	\$414,836	+ 25.7%	\$335,500	\$406,000	+ 21.0%
Average Sales Price*	\$351,776	\$404,272	+ 14.9%	\$350,570	\$425,166	+ 21.3%
Percent of List Price Received*	99.7%	103.8%	+ 4.1%	99.6%	102.6%	+ 3.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

