

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

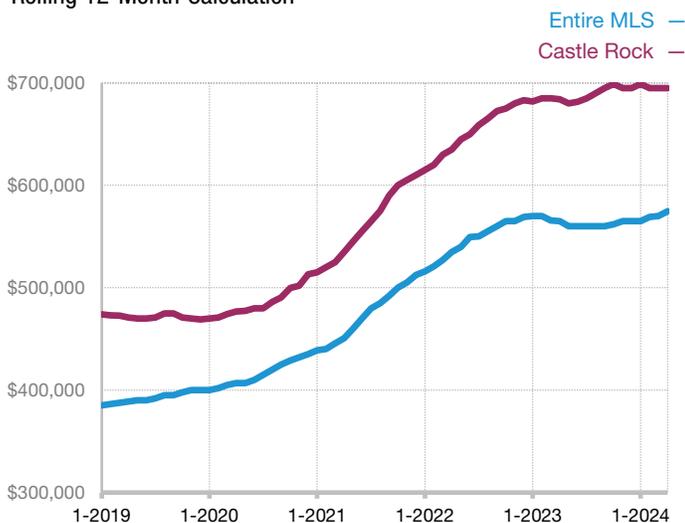
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	240	292	+ 21.7%	--	--	--
Under Contract	142	167	+ 17.6%	503	562	+ 11.7%
New Listings	160	247	+ 54.4%	569	689	+ 21.1%
Sold Listings	117	124	+ 6.0%	429	462	+ 7.7%
Days on Market Until Sale	33	33	0.0%	46	53	+ 15.2%
Median Sales Price*	\$686,000	\$692,498	+ 0.9%	\$675,000	\$685,000	+ 1.5%
Average Sales Price*	\$830,591	\$832,243	+ 0.2%	\$832,242	\$805,050	- 3.3%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.2%	99.4%	+ 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	30	32	+ 6.7%	--	--	--
Under Contract	24	20	- 16.7%	102	77	- 24.5%
New Listings	22	29	+ 31.8%	95	87	- 8.4%
Sold Listings	36	25	- 30.6%	88	70	- 20.5%
Days on Market Until Sale	35	58	+ 65.7%	41	50	+ 22.0%
Median Sales Price*	\$483,500	\$470,000	- 2.8%	\$483,500	\$467,450	- 3.3%
Average Sales Price*	\$528,608	\$477,632	- 9.6%	\$498,125	\$501,829	+ 0.7%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.2%	99.1%	- 0.1%

* 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

