

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

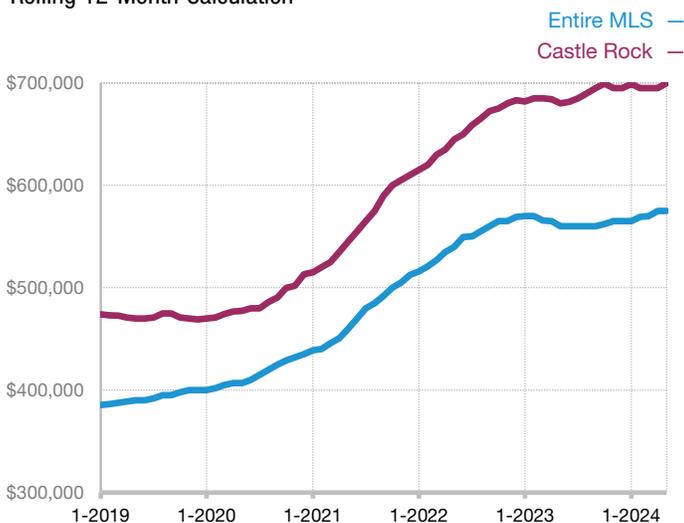
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	250	356	+ 42.4%	--	--	--
Under Contract	123	150	+ 22.0%	626	695	+ 11.0%
New Listings	164	230	+ 40.2%	733	916	+ 25.0%
Sold Listings	138	155	+ 12.3%	567	617	+ 8.8%
Days on Market Until Sale	26	31	+ 19.2%	41	47	+ 14.6%
Median Sales Price*	\$696,750	\$723,000	+ 3.8%	\$679,990	\$695,000	+ 2.2%
Average Sales Price*	\$765,796	\$811,801	+ 6.0%	\$816,070	\$806,746	- 1.1%
Percent of List Price Received*	100.3%	99.2%	- 1.1%	99.4%	99.3%	- 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.

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	33	39	+ 18.2%	--	--	--
Under Contract	13	22	+ 69.2%	115	96	- 16.5%
New Listings	18	34	+ 88.9%	113	121	+ 7.1%
Sold Listings	24	19	- 20.8%	112	89	- 20.5%
Days on Market Until Sale	62	25	- 59.7%	46	45	- 2.2%
Median Sales Price*	\$547,500	\$485,000	- 11.4%	\$494,000	\$470,000	- 4.9%
Average Sales Price*	\$583,860	\$468,632	- 19.7%	\$516,496	\$494,742	- 4.2%
Percent of List Price Received*	99.5%	98.7%	- 0.8%	99.2%	99.0%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

