

# Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

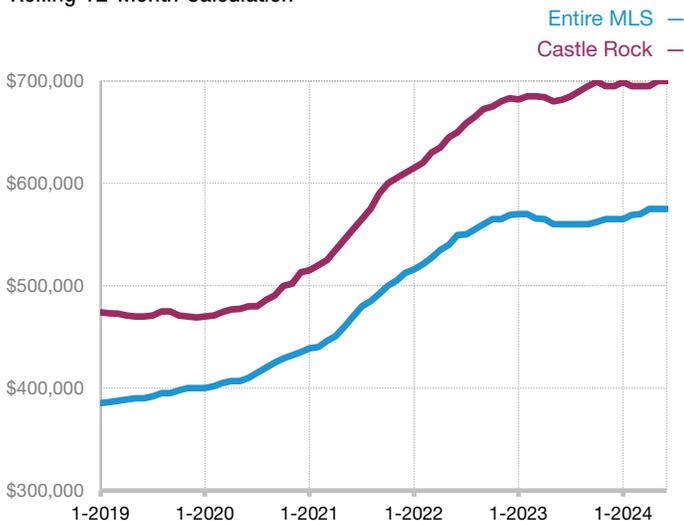
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	269	<b>401</b>	+ 49.1%	--	--	--
Under Contract	136	<b>155</b>	+ 14.0%	762	<b>836</b>	+ 9.7%
New Listings	184	<b>229</b>	+ 24.5%	917	<b>1,139</b>	+ 24.2%
Sold Listings	141	<b>133</b>	- 5.7%	708	<b>753</b>	+ 6.4%
Days on Market Until Sale	32	<b>38</b>	+ 18.8%	39	<b>46</b>	+ 17.9%
Median Sales Price*	\$715,000	<b>\$740,000</b>	+ 3.5%	\$685,500	<b>\$699,000</b>	+ 2.0%
Average Sales Price*	\$857,834	<b>\$913,470</b>	+ 6.5%	\$824,387	<b>\$826,783</b>	+ 0.3%
Percent of List Price Received*	99.4%	<b>99.3%</b>	- 0.1%	99.4%	<b>99.3%</b>	- 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	37	<b>49</b>	+ 32.4%	--	--	--
Under Contract	24	<b>20</b>	- 16.7%	139	<b>113</b>	- 18.7%
New Listings	28	<b>30</b>	+ 7.1%	141	<b>151</b>	+ 7.1%
Sold Listings	14	<b>18</b>	+ 28.6%	126	<b>107</b>	- 15.1%
Days on Market Until Sale	40	<b>32</b>	- 20.0%	45	<b>42</b>	- 6.7%
Median Sales Price*	\$460,500	<b>\$454,500</b>	- 1.3%	\$489,000	<b>\$465,000</b>	- 4.9%
Average Sales Price*	\$474,459	<b>\$473,597</b>	- 0.2%	\$511,826	<b>\$491,185</b>	- 4.0%
Percent of List Price Received*	99.3%	<b>99.3%</b>	0.0%	99.3%	<b>99.1%</b>	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

