

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

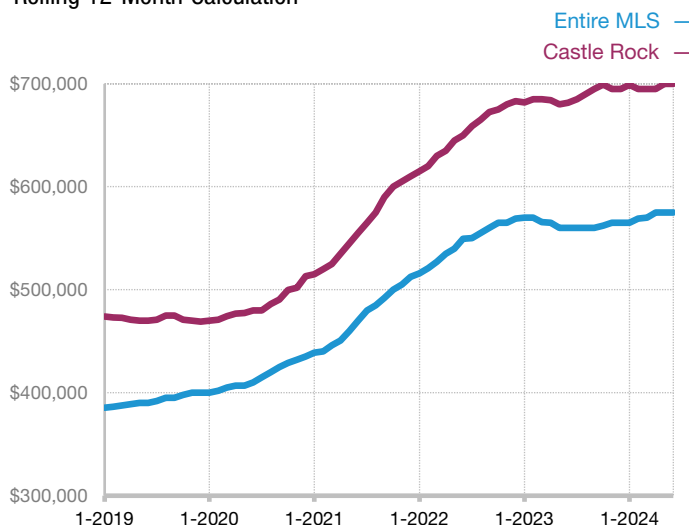
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	269	401	+ 49.1%	--	--	--
Under Contract	136	155	+ 14.0%	762	836	+ 9.7%
New Listings	184	229	+ 24.5%	917	1,139	+ 24.2%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

