

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

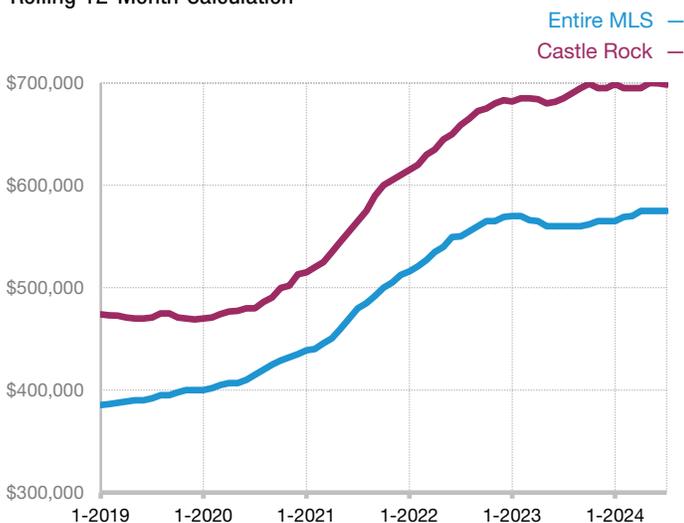
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	314	396	+ 26.1%	--	--	--
Under Contract	112	145	+ 29.5%	874	968	+ 10.8%
New Listings	175	162	- 7.4%	1,092	1,300	+ 19.0%
Sold Listings	123	149	+ 21.1%	831	904	+ 8.8%
Days on Market Until Sale	35	30	- 14.3%	38	43	+ 13.2%
Median Sales Price*	\$729,000	\$690,000	- 5.3%	\$696,000	\$699,000	+ 0.4%
Average Sales Price*	\$856,952	\$839,481	- 2.0%	\$829,207	\$828,169	- 0.1%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	40	49	+ 22.5%	--	--	--
Under Contract	20	21	+ 5.0%	159	128	- 19.5%
New Listings	25	23	- 8.0%	166	174	+ 4.8%
Sold Listings	19	14	- 26.3%	145	121	- 16.6%
Days on Market Until Sale	42	26	- 38.1%	45	41	- 8.9%
Median Sales Price*	\$495,000	\$447,000	- 9.7%	\$490,000	\$462,000	- 5.7%
Average Sales Price*	\$615,810	\$453,679	- 26.3%	\$525,451	\$486,845	- 7.3%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	99.3%	99.1%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

