

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

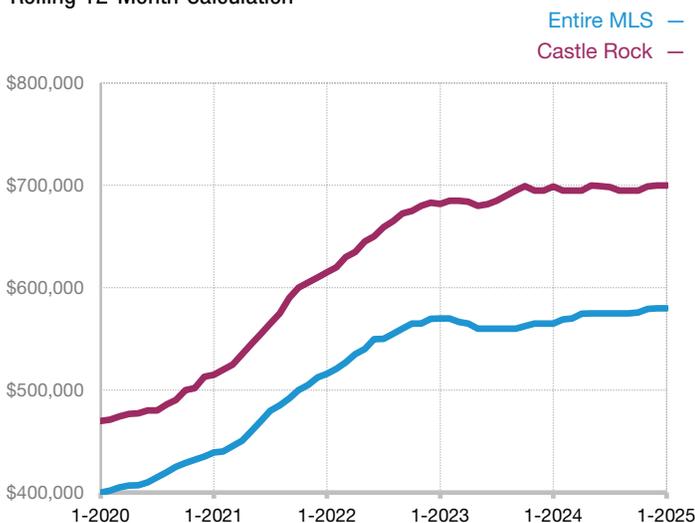
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	227	296	+ 30.4%	--	--	--
Under Contract	132	113	- 14.4%	132	113	- 14.4%
New Listings	109	146	+ 33.9%	109	146	+ 33.9%
Sold Listings	77	100	+ 29.9%	77	100	+ 29.9%
Days on Market Until Sale	71	74	+ 4.2%	71	74	+ 4.2%
Median Sales Price*	\$685,000	\$695,000	+ 1.5%	\$685,000	\$695,000	+ 1.5%
Average Sales Price*	\$791,903	\$955,884	+ 20.7%	\$791,903	\$955,884	+ 20.7%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	98.9%	98.8%	- 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	38	25	- 34.2%	--	--	--
Under Contract	16	14	- 12.5%	16	14	- 12.5%
New Listings	21	14	- 33.3%	21	14	- 33.3%
Sold Listings	15	12	- 20.0%	15	12	- 20.0%
Days on Market Until Sale	42	46	+ 9.5%	42	46	+ 9.5%
Median Sales Price*	\$395,000	\$421,000	+ 6.6%	\$395,000	\$421,000	+ 6.6%
Average Sales Price*	\$439,160	\$486,458	+ 10.8%	\$439,160	\$486,458	+ 10.8%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.2%	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

