

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

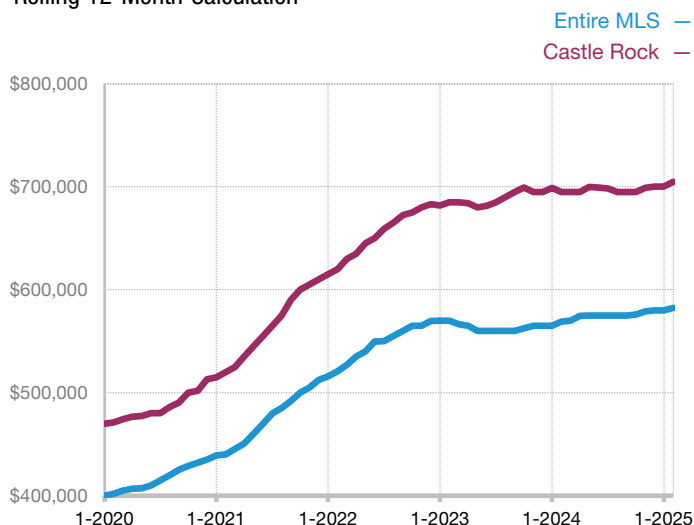
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	247	319	+ 29.1%	--	--	--
Under Contract	121	138	+ 14.0%	253	247	- 2.4%
New Listings	159	174	+ 9.4%	268	320	+ 19.4%
Sold Listings	116	95	- 18.1%	193	197	+ 2.1%
Days on Market Until Sale	62	65	+ 4.8%	66	69	+ 4.5%
Median Sales Price*	\$659,950	\$720,000	+ 9.1%	\$665,000	\$705,000	+ 6.0%
Average Sales Price*	\$738,328	\$897,585	+ 21.6%	\$759,702	\$926,873	+ 22.0%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.1%	98.9%	- 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.

Townhouse/Condo	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	37	39	+ 5.4%	--	--	--
Under Contract	16	10	- 37.5%	32	23	- 28.1%
New Listings	16	27	+ 68.8%	37	41	+ 10.8%
Sold Listings	14	7	- 50.0%	29	20	- 31.0%
Days on Market Until Sale	60	60	0.0%	51	50	- 2.0%
Median Sales Price*	\$422,500	\$479,000	+ 13.4%	\$415,000	\$421,000	+ 1.4%
Average Sales Price*	\$525,343	\$453,286	- 13.7%	\$480,766	\$469,775	- 2.3%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.3%	99.0%	- 0.3%

* 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

