

# Local Market Update for June 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Castle Rock

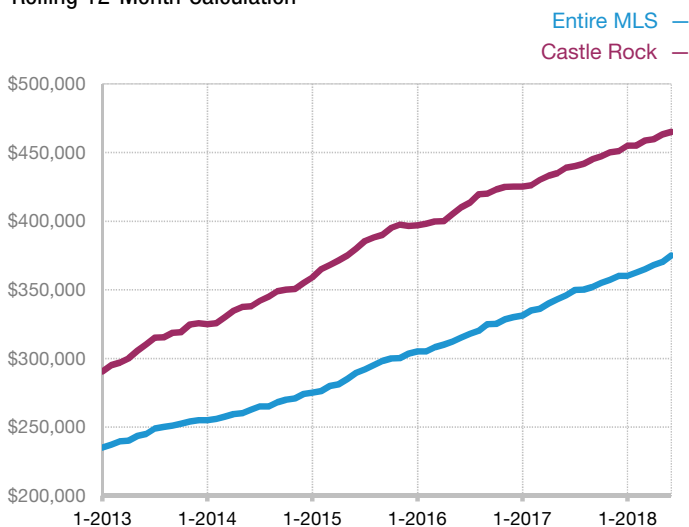
Single Family	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	448	<b>388</b>	- 13.4%	--	--	--
Under Contract	160	<b>197</b>	+ 23.1%	902	<b>1,048</b>	+ 16.2%
New Listings	241	<b>245</b>	+ 1.7%	1,198	<b>1,320</b>	+ 10.2%
Sold Listings	187	<b>212</b>	+ 13.4%	826	<b>907</b>	+ 9.8%
Days on Market Until Sale	25	<b>34</b>	+ 36.0%	37	<b>38</b>	+ 2.7%
Median Sales Price*	\$450,000	<b>\$480,000</b>	+ 6.7%	\$450,000	<b>\$475,000</b>	+ 5.6%
Average Sales Price*	\$530,670	<b>\$599,997</b>	+ 13.1%	\$529,130	<b>\$568,927</b>	+ 7.5%
Percent of List Price Received*	99.5%	<b>99.6%</b>	+ 0.1%	99.4%	<b>99.6%</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.

Townhouse-Condo	June			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 06-2017	Thru 06-2018	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	57	<b>29</b>	- 49.1%	--	--	--
Under Contract	31	<b>28</b>	- 9.7%	179	<b>150</b>	- 16.2%
New Listings	47	<b>26</b>	- 44.7%	215	<b>169</b>	- 21.4%
Sold Listings	33	<b>27</b>	- 18.2%	157	<b>152</b>	- 3.2%
Days on Market Until Sale	29	<b>22</b>	- 24.1%	23	<b>24</b>	+ 4.3%
Median Sales Price*	\$310,000	<b>\$325,000</b>	+ 4.8%	\$297,500	<b>\$329,000</b>	+ 10.6%
Average Sales Price*	\$308,245	<b>\$347,913</b>	+ 12.9%	\$303,366	<b>\$354,722</b>	+ 16.9%
Percent of List Price Received*	101.2%	<b>99.3%</b>	- 1.9%	100.5%	<b>99.8%</b>	- 0.7%

\* 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

