

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Castle Rock

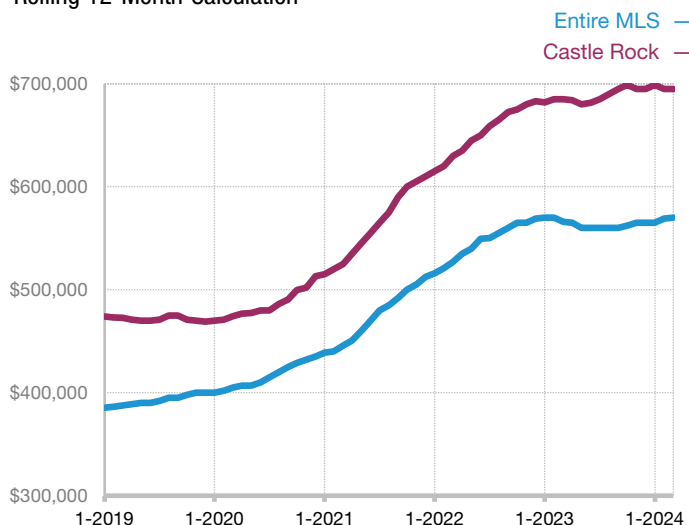
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	237	221	- 6.8%	--	--	--
Under Contract	134	143	+ 6.7%	361	401	+ 11.1%
New Listings	167	175	+ 4.8%	409	441	+ 7.8%
Sold Listings	141	144	+ 2.1%	312	336	+ 7.7%
Days on Market Until Sale	41	52	+ 26.8%	50	60	+ 20.0%
Median Sales Price*	\$678,000	\$698,750	+ 3.1%	\$665,000	\$675,500	+ 1.6%
Average Sales Price*	\$832,331	\$841,936	+ 1.2%	\$832,861	\$795,304	- 4.5%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	99.0%	99.4%	+ 0.4%

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	37	24	- 35.1%	--	--	--
Under Contract	36	27	- 25.0%	78	58	- 25.6%
New Listings	27	22	- 18.5%	73	58	- 20.5%
Sold Listings	22	16	- 27.3%	52	45	- 13.5%
Days on Market Until Sale	34	36	+ 5.9%	46	45	- 2.2%
Median Sales Price*	\$452,450	\$522,000	+ 15.4%	\$481,500	\$463,000	- 3.8%
Average Sales Price*	\$451,190	\$577,813	+ 28.1%	\$477,021	\$515,271	+ 8.0%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.1%	99.1%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

