Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Castle Rock

RE/MAX ALLIANCE Compliments of: ANTHONY RAEL / 303.520.3179

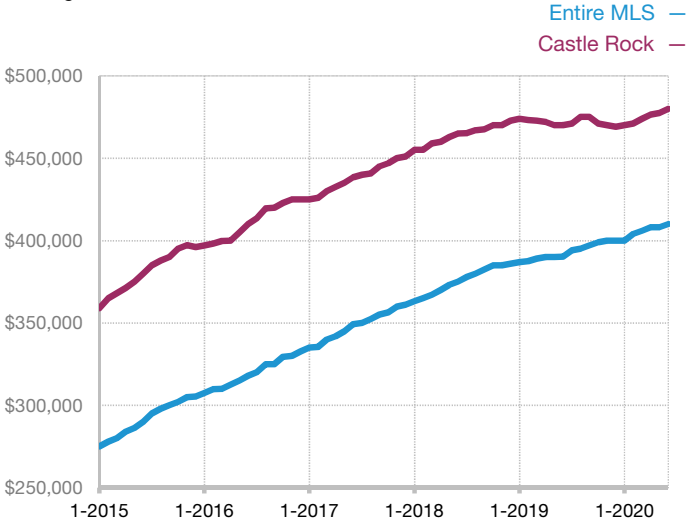
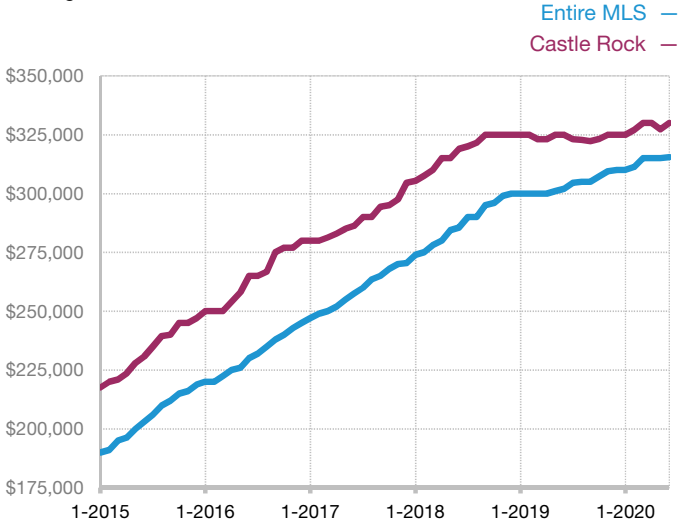
Single Family	June			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change from Previous Year	**Thru 06-2019**	**Thru 06-2020**	Percent Change from Previous Year
Inventory of Active Listings	474	**239**	- 49.6%	--	**--**	--
Under Contract	168	**254**	+ 51.2%	1,013	**1,065**	+ 5.1%
New Listings	252	**237**	- 6.0%	1,364	**1,218**	- 10.7%
Sold Listings	183	**187**	+ 2.2%	922	**870**	- 5.6%
Days on Market Until Sale	33	**31**	- 6.1%	40	**41**	+ 2.5%
Median Sales Price*	$471,000	**$500,000**	+ 6.2%	$470,300	**$495,000**	+ 5.3%
Average Sales Price*	$585,397	**$565,839**	- 3.3%	$561,075	**$572,714**	+ 2.1%
Percent of List Price Received*	99.6%	**99.5%**	- 0.1%	99.3%	**99.3%**	0.0%

* 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		
Key Metrics	**2019**	**2020**	Percent Change from Previous Year	**Thru 06-2019**	**Thru 06-2020**	Percent Change from Previous Year
Inventory of Active Listings	55	**38**	- 30.9%	--	**--**	--
Under Contract	34	**52**	+ 52.9%	154	**186**	+ 20.8%
New Listings	45	**37**	- 17.8%	205	**213**	+ 3.9%
Sold Listings	25	**27**	+ 8.0%	131	**131**	0.0%
Days on Market Until Sale	26	**53**	+ 103.8%	28	**28**	0.0%
Median Sales Price*	$327,000	**$355,000**	+ 8.6%	$330,000	**$340,000**	+ 3.0%
Average Sales Price*	$350,560	**$379,633**	+ 8.3%	$347,010	**$350,480**	+ 1.0%
Percent of List Price Received*	100.1%	**99.7%**	- 0.4%	99.1%	**99.6%**	+ 0.5%

* 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