

# Local Market Update for June 2016

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Rock

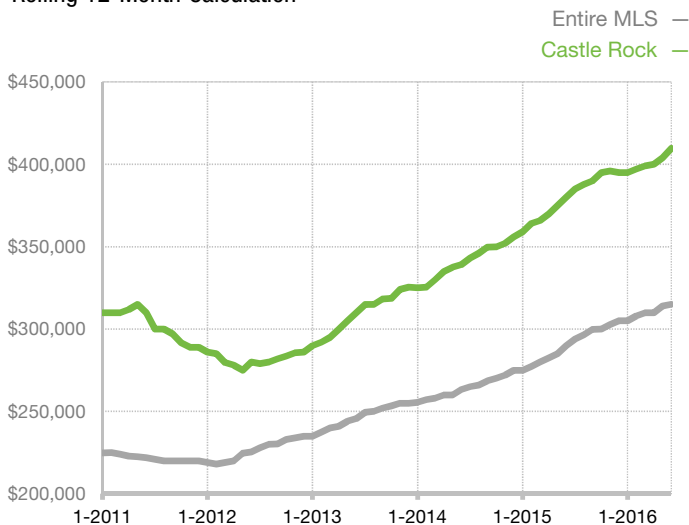
Single Family	June			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 06-2015	Thru 06-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	414	<b>456</b>	+ 10.1%	--	--	--
Under Contract	174	<b>188</b>	+ 8.0%	994	<b>968</b>	- 2.6%
New Listings	222	<b>265</b>	+ 19.4%	1,188	<b>1,299</b>	+ 9.3%
Sold Listings	201	<b>194</b>	- 3.5%	889	<b>854</b>	- 3.9%
Days on Market Until Sale	34	<b>34</b>	0.0%	41	<b>40</b>	- 2.4%
Median Sales Price*	\$399,000	<b>\$427,500</b>	+ 7.1%	\$393,568	<b>\$420,000</b>	+ 6.7%
Average Sales Price*	\$468,265	<b>\$513,200</b>	+ 9.6%	\$456,733	<b>\$481,745</b>	+ 5.5%
Percent of List Price Received*	99.7%	<b>99.9%</b>	+ 0.2%	99.5%	<b>99.6%</b>	+ 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	June			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 06-2015	Thru 06-2016	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	36	<b>26</b>	- 27.8%	--	--	--
Under Contract	45	<b>25</b>	- 44.4%	189	<b>137</b>	- 27.5%
New Listings	43	<b>29</b>	- 32.6%	214	<b>163</b>	- 23.8%
Sold Listings	38	<b>21</b>	- 44.7%	152	<b>122</b>	- 19.7%
Days on Market Until Sale	7	<b>7</b>	0.0%	16	<b>15</b>	- 6.3%
Median Sales Price*	\$229,700	<b>\$279,000</b>	+ 21.5%	\$241,500	<b>\$275,000</b>	+ 13.9%
Average Sales Price*	\$236,768	<b>\$274,226</b>	+ 15.8%	\$247,897	<b>\$297,563</b>	+ 20.0%
Percent of List Price Received*	100.2%	<b>100.0%</b>	- 0.2%	99.5%	<b>100.5%</b>	+ 1.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

