

Castle Rock 80104

ZIP code · CO · Colorado > Douglas County > Castle Rock

BALANCED MARKET

\$622K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

934

SALES (12 MO)

\$612K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



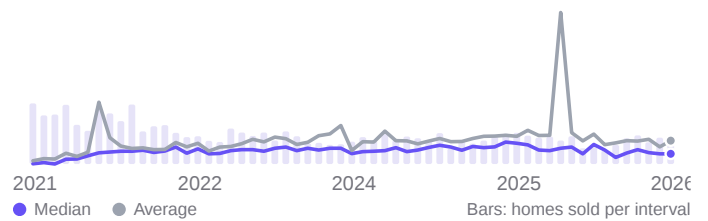
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$619K · Average \$727K

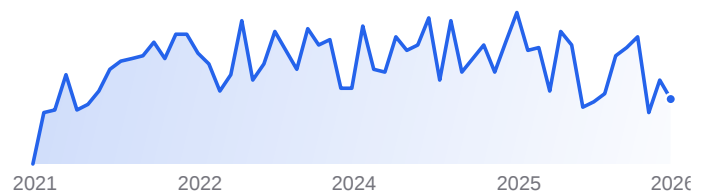
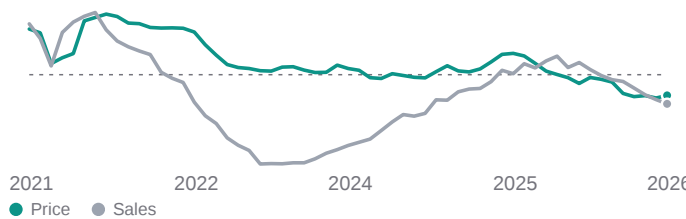


Growth (year over year)

Price -8.8% · Sales -12.5%

Price per square foot

\$268/ft²

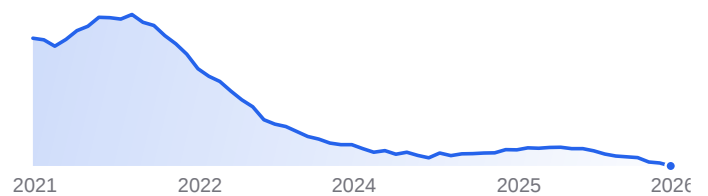
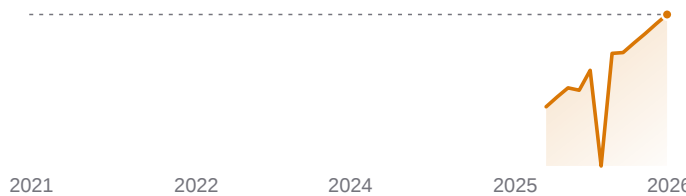


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

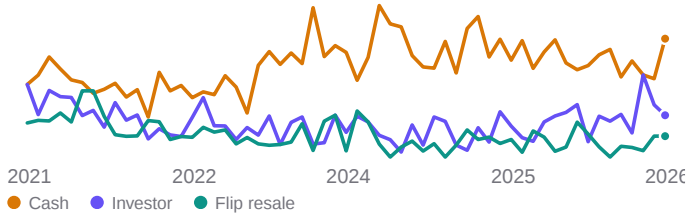
5.9%



BUYERS & OUTCOMES

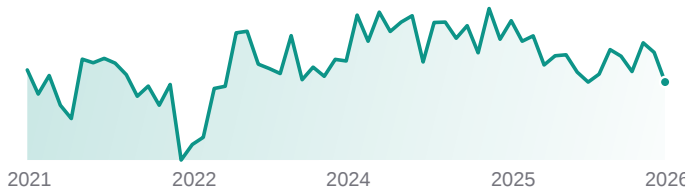
Buyer mix

Cash 25% · Investor 8.7% · Flip resale 4.3%



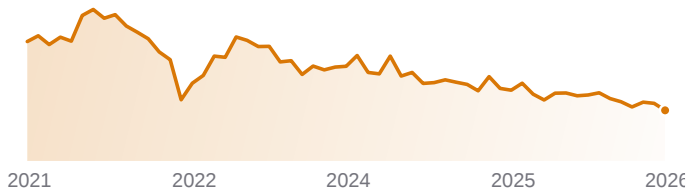
Sellers who sold at a gain

79%

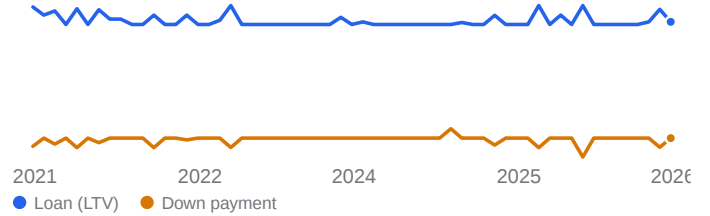


Median annualized return at resale

+3.5%



Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,708
Median value (AVM)	\$612K
Median size	2,334 ft²
Median bedrooms	3
Median year built	2004
Single family	86%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	17%
Median loan-to-value	51%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	38,110
Density	454 / mi²
Median household income	\$117K
Average household income	\$146K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	45
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.6%
Unemployment	1.4%
Average temp	47°F
Annual precip	20 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.