

Castle Rock 80108

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

BALANCED MARKET

\$968K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

898

SALES (12 MO)

\$890K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



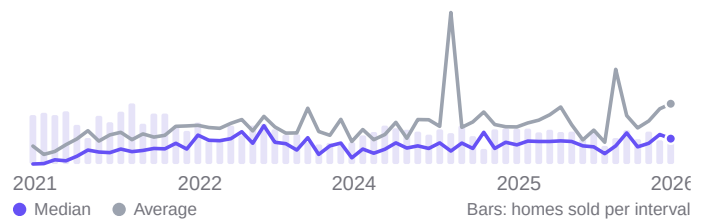
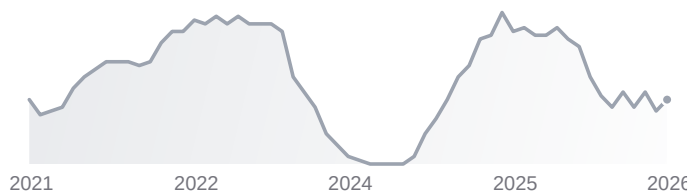
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$970K · Average \$1.3M

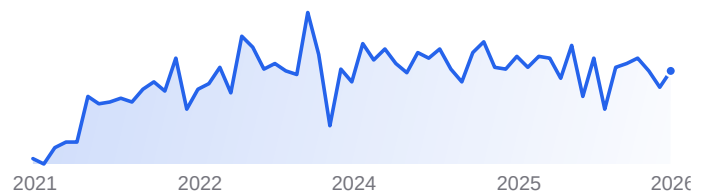
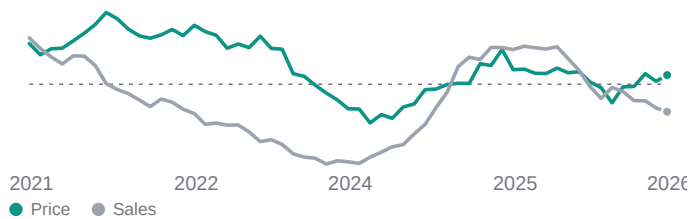


Growth (year over year)

Price +3.8% · Sales -11.4%

Price per square foot

\$286/ft²

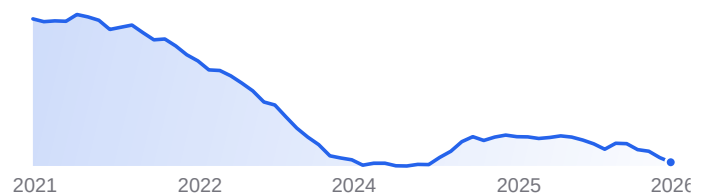
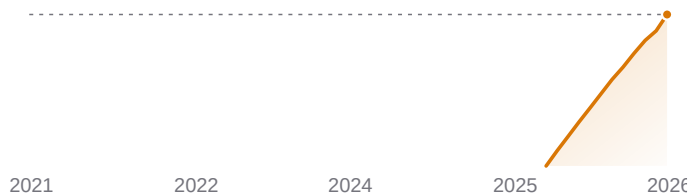


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

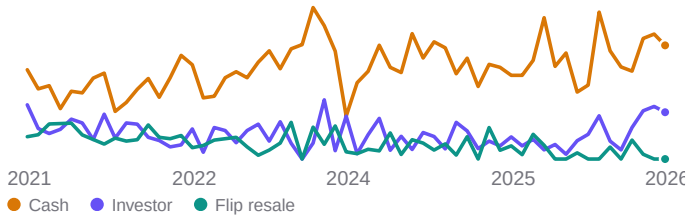
6.7%



BUYERS & OUTCOMES

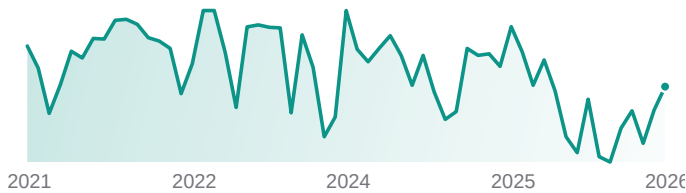
Buyer mix

Cash 27% · Investor 11% · Flip resale 0%



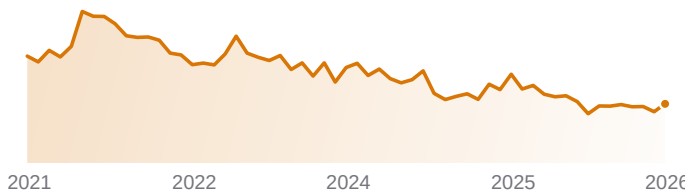
Sellers who sold at a gain

91%

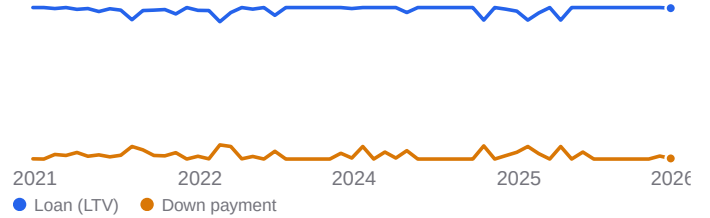


Median annualized return at resale

+4.3%

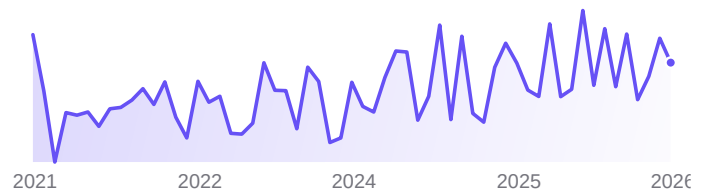


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



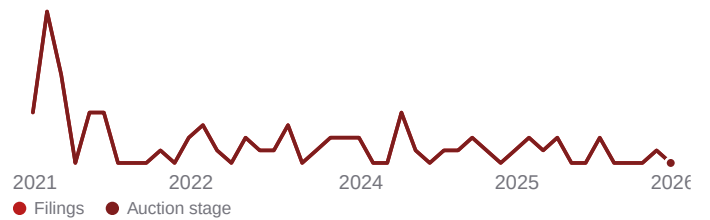
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,451
Median value (AVM)	\$890K
Median size	3,446 ft²
Median bedrooms	3
Median year built	2007
Single family	92%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	21%
Median loan-to-value	50%

Typical ownership tenure

6.4 yrs

COMMUNITY

Population	37,207
Density	915 / mi²
Median household income	\$179K
Average household income	\$216K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	46%
Poverty rate	2.7%
Unemployment	1.4%
Average temp	48°F
Annual precip	19 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.