

Castle Rock 80109

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

SELLER'S MARKET

\$632K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

516

SALES (12 MO)

\$681K

MEDIAN VALUE (AVM)

Market temperature

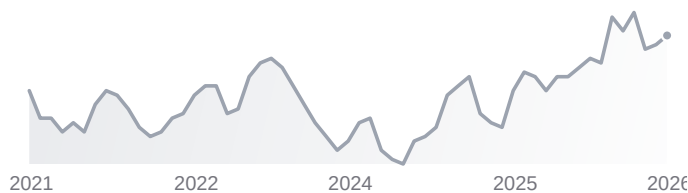
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

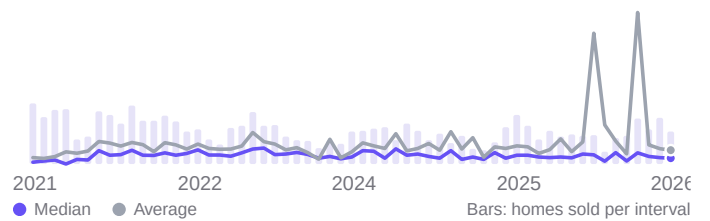
Market temperature (0–100)

62 / 100



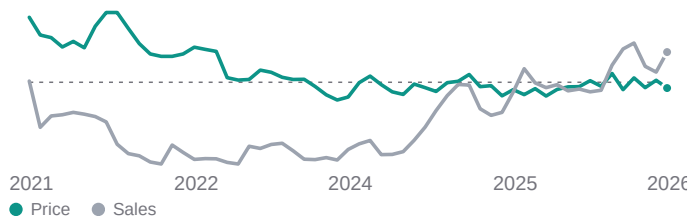
Sale prices

Median \$625K · Average \$694K



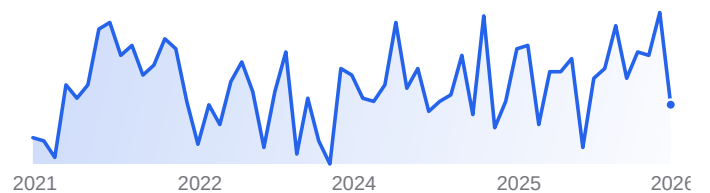
Growth (year over year)

Price -2.1% · Sales +11.0%



Price per square foot

\$254/ft²



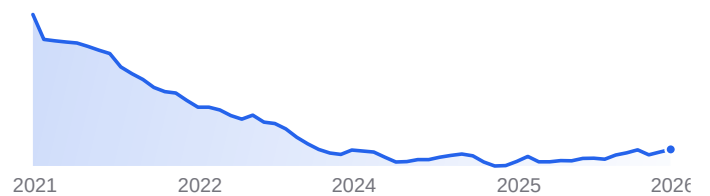
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

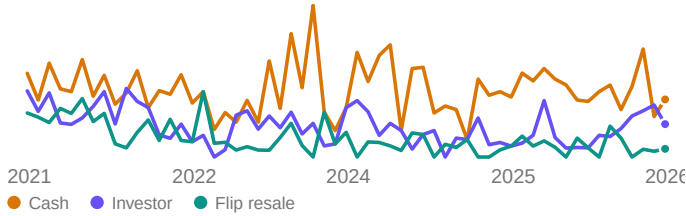
5.6%



BUYERS & OUTCOMES

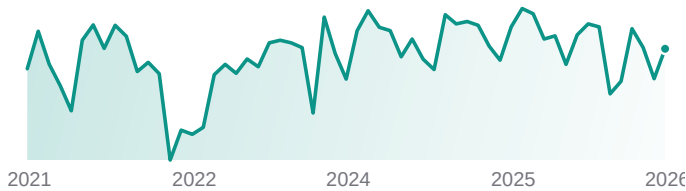
Buyer mix

Cash 16% · Investor 8.9% · Flip resale 2.2%



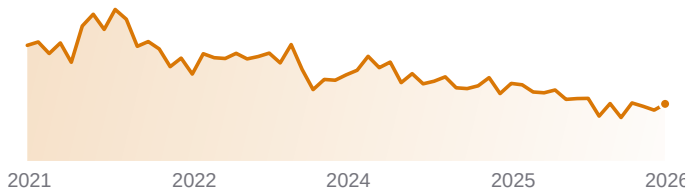
Sellers who sold at a gain

89%

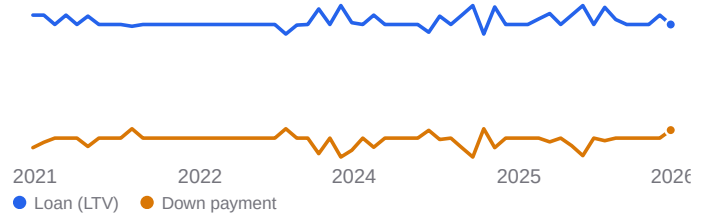


Median annualized return at resale

+4.0%

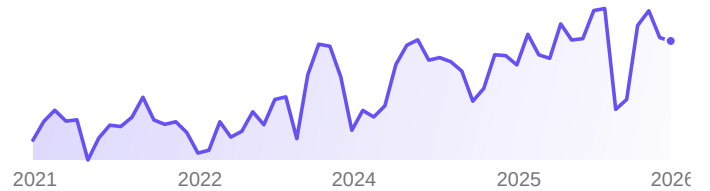


Financing (share of purchase price) Loan (LTV) 80% · Down payment 24%



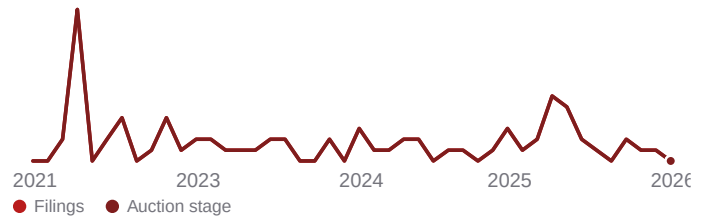
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,181
Median value (AVM)	\$681K
Median size	2,596 ft²
Median bedrooms	3
Median year built	2006
Single family	93%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	18%
Median loan-to-value	50%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	28,679
Density	1,098 / mi²
Median household income	\$140K
Average household income	\$167K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	43%
Poverty rate	2.1%
Unemployment	1.5%
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.