

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

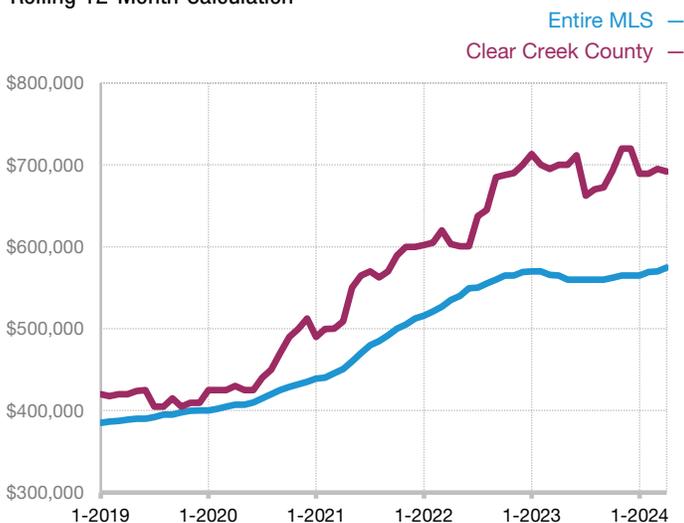
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	42	31	- 26.2%	--	--	--
Under Contract	11	17	+ 54.5%	34	38	+ 11.8%
New Listings	27	23	- 14.8%	53	57	+ 7.5%
Sold Listings	9	8	- 11.1%	29	31	+ 6.9%
Days on Market Until Sale	54	55	+ 1.9%	51	54	+ 5.9%
Median Sales Price*	\$750,500	\$675,000	- 10.1%	\$665,000	\$620,000	- 6.8%
Average Sales Price*	\$875,864	\$923,500	+ 5.4%	\$738,130	\$798,742	+ 8.2%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	97.5%	97.5%	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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	1	7	+ 600.0%	--	--	--
Under Contract	2	0	- 100.0%	6	3	- 50.0%
New Listings	2	3	+ 50.0%	6	8	+ 33.3%
Sold Listings	1	2	+ 100.0%	4	5	+ 25.0%
Days on Market Until Sale	24	8	- 66.7%	31	57	+ 83.9%
Median Sales Price*	\$380,000	\$281,750	- 25.9%	\$407,500	\$289,500	- 29.0%
Average Sales Price*	\$380,000	\$281,750	- 25.9%	\$408,750	\$294,800	- 27.9%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	101.1%	97.9%	- 3.2%

* 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

