

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

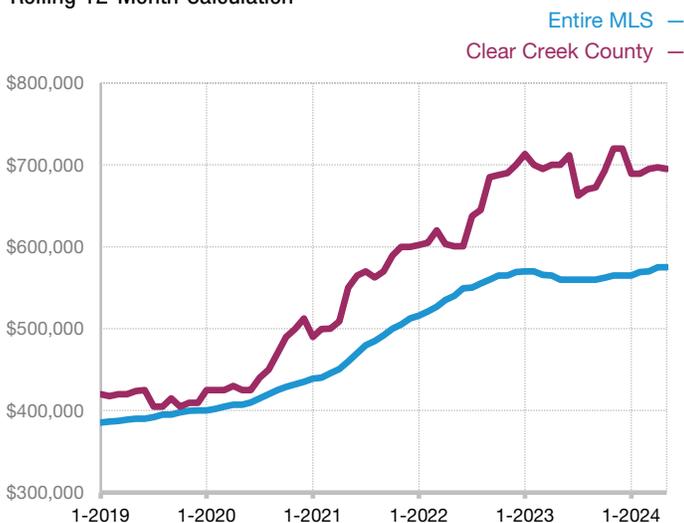
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	48	44	- 8.3%	--	--	--
Under Contract	15	12	- 20.0%	49	47	- 4.1%
New Listings	28	29	+ 3.6%	81	86	+ 6.2%
Sold Listings	12	11	- 8.3%	41	44	+ 7.3%
Days on Market Until Sale	17	24	+ 41.2%	41	45	+ 9.8%
Median Sales Price*	\$750,000	\$705,000	- 6.0%	\$670,000	\$645,000	- 3.7%
Average Sales Price*	\$903,083	\$722,318	- 20.0%	\$786,409	\$805,375	+ 2.4%
Percent of List Price Received*	98.2%	99.0%	+ 0.8%	97.7%	98.0%	+ 0.3%

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	4	7	+ 75.0%	--	--	--
Under Contract	2	1	- 50.0%	8	4	- 50.0%
New Listings	5	1	- 80.0%	11	9	- 18.2%
Sold Listings	1	0	- 100.0%	5	5	0.0%
Days on Market Until Sale	3	0	- 100.0%	25	57	+ 128.0%
Median Sales Price*	\$275,000	\$0	- 100.0%	\$399,000	\$289,500	- 27.4%
Average Sales Price*	\$275,000	\$0	- 100.0%	\$382,000	\$294,800	- 22.8%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.8%	97.9%	- 2.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

