

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

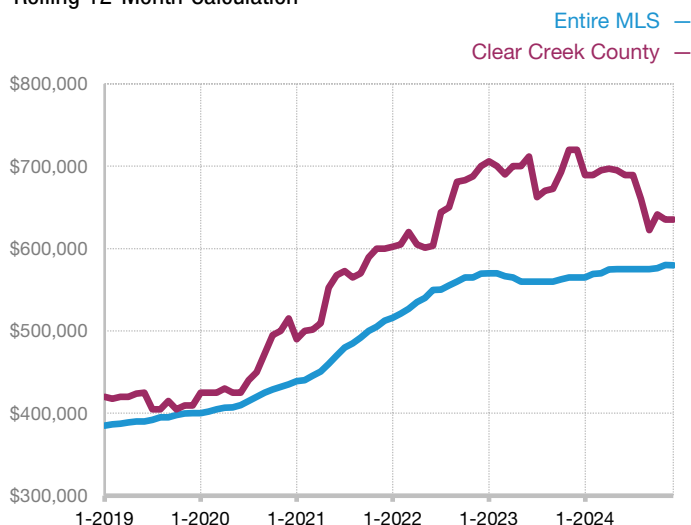
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	38	38	0.0%	--	--	--
Under Contract	8	6	- 25.0%	171	162	- 5.3%
New Listings	8	1	- 87.5%	247	247	0.0%
Sold Listings	10	6	- 40.0%	168	162	- 3.6%
Days on Market Until Sale	59	58	- 1.7%	35	48	+ 37.1%
Median Sales Price*	\$533,500	\$554,688	+ 4.0%	\$720,000	\$635,000	- 11.8%
Average Sales Price*	\$576,350	\$664,896	+ 15.4%	\$761,782	\$765,635	+ 0.5%
Percent of List Price Received*	95.8%	99.6%	+ 4.0%	98.3%	98.1%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	4	14	+ 250.0%	--	--	--
Under Contract	2	4	+ 100.0%	22	21	- 4.5%
New Listings	0	1	--	25	38	+ 52.0%
Sold Listings	1	3	+ 200.0%	20	17	- 15.0%
Days on Market Until Sale	36	14	- 61.1%	31	68	+ 119.4%
Median Sales Price*	\$330,000	\$565,000	+ 71.2%	\$344,500	\$360,000	+ 4.5%
Average Sales Price*	\$330,000	\$531,333	+ 61.0%	\$356,195	\$389,676	+ 9.4%
Percent of List Price Received*	93.0%	99.1%	+ 6.6%	98.2%	99.2%	+ 1.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

