

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

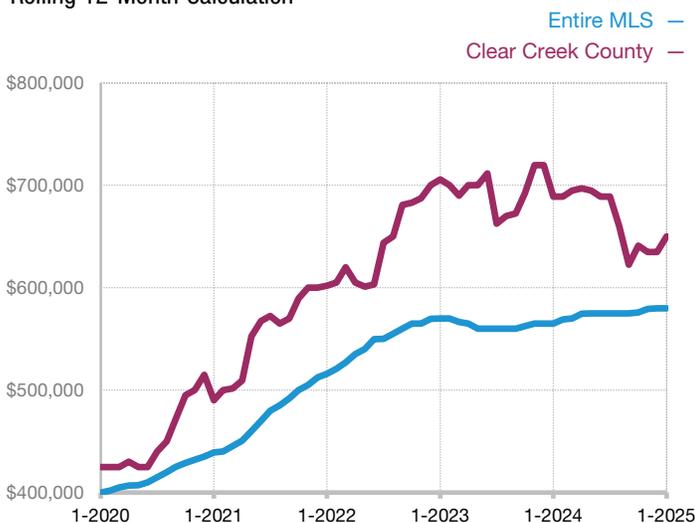
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	37	34	- 8.1%	--	--	--
Under Contract	5	9	+ 80.0%	5	9	+ 80.0%
New Listings	8	12	+ 50.0%	8	12	+ 50.0%
Sold Listings	8	6	- 25.0%	8	6	- 25.0%
Days on Market Until Sale	50	64	+ 28.0%	50	64	+ 28.0%
Median Sales Price*	\$485,000	\$574,500	+ 18.5%	\$485,000	\$574,500	+ 18.5%
Average Sales Price*	\$470,063	\$628,167	+ 33.6%	\$470,063	\$628,167	+ 33.6%
Percent of List Price Received*	92.8%	98.6%	+ 6.3%	92.8%	98.6%	+ 6.3%

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	6	15	+ 150.0%	--	--	--
Under Contract	0	1	--	0	1	--
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	48	45	- 6.3%	48	45	- 6.3%
Median Sales Price*	\$325,000	\$349,000	+ 7.4%	\$325,000	\$349,000	+ 7.4%
Average Sales Price*	\$325,000	\$374,000	+ 15.1%	\$325,000	\$374,000	+ 15.1%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	97.3%	100.0%	+ 2.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

