

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

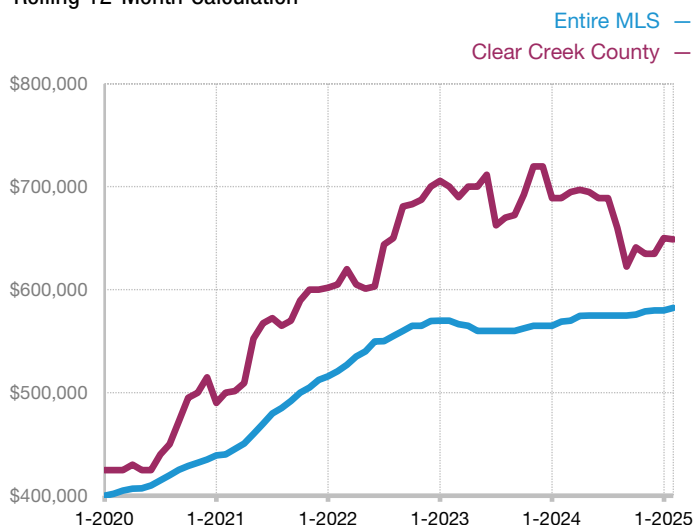
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	33	43	+ 30.3%	--	--	--
Under Contract	9	7	- 22.2%	14	17	+ 21.4%
New Listings	8	18	+ 125.0%	16	30	+ 87.5%
Sold Listings	7	8	+ 14.3%	15	14	- 6.7%
Days on Market Until Sale	42	53	+ 26.2%	46	58	+ 26.1%
Median Sales Price*	\$675,000	\$619,750	- 8.2%	\$522,000	\$619,750	+ 18.7%
Average Sales Price*	\$1,087,500	\$564,375	- 48.1%	\$758,200	\$591,714	- 22.0%
Percent of List Price Received*	97.1%	98.0%	+ 0.9%	94.8%	98.3%	+ 3.7%

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	6	13	+ 116.7%	--	--	--
Under Contract	0	2	--	0	3	--
New Listings	0	0	--	2	3	+ 50.0%
Sold Listings	0	2	--	2	6	+ 200.0%
Days on Market Until Sale	0	38	--	48	42	- 12.5%
Median Sales Price*	\$0	\$379,000	--	\$325,000	\$349,000	+ 7.4%
Average Sales Price*	\$0	\$379,000	--	\$325,000	\$375,667	+ 15.6%
Percent of List Price Received*	0.0%	100.0%	--	97.3%	100.0%	+ 2.8%

* 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

