

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

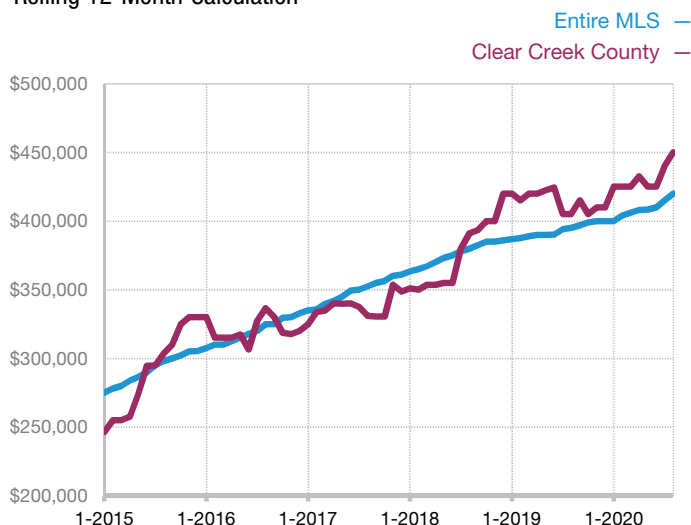
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	90	40	- 55.6%	--	--	--
Under Contract	27	42	+ 55.6%	133	176	+ 32.3%
New Listings	30	36	+ 20.0%	211	207	- 1.9%
Sold Listings	19	26	+ 36.8%	111	124	+ 11.7%
Days on Market Until Sale	32	30	- 6.3%	47	38	- 19.1%
Median Sales Price*	\$440,000	\$577,500	+ 31.3%	\$405,000	\$516,000	+ 27.4%
Average Sales Price*	\$485,441	\$570,885	+ 17.6%	\$450,773	\$543,344	+ 20.5%
Percent of List Price Received*	97.2%	98.5%	+ 1.3%	97.4%	99.4%	+ 2.1%

\* 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	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	6	2	- 66.7%	--	--	--
Under Contract	5	4	- 20.0%	22	19	- 13.6%
New Listings	2	1	- 50.0%	24	19	- 20.8%
Sold Listings	6	6	0.0%	19	18	- 5.3%
Days on Market Until Sale	34	38	+ 11.8%	41	38	- 7.3%
Median Sales Price*	\$297,750	\$209,500	- 29.6%	\$250,000	\$224,500	- 10.2%
Average Sales Price*	\$301,654	\$195,833	- 35.1%	\$247,965	\$252,342	+ 1.8%
Percent of List Price Received*	97.7%	98.3%	+ 0.6%	97.8%	99.9%	+ 2.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

