

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

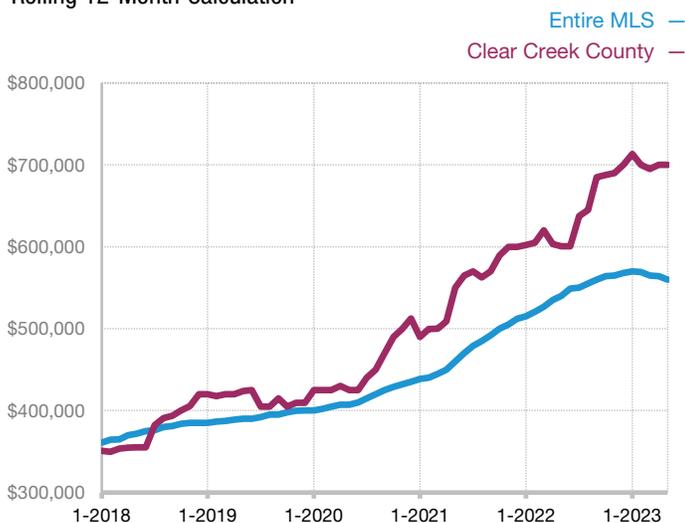
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	33	36	+ 9.1%	--	--	--
Under Contract	23	17	- 26.1%	63	51	- 19.0%
New Listings	32	28	- 12.5%	81	81	0.0%
Sold Listings	16	12	- 25.0%	55	41	- 25.5%
Days on Market Until Sale	18	17	- 5.6%	23	41	+ 78.3%
Median Sales Price*	\$809,900	<b>\$750,000</b>	- 7.4%	\$685,000	<b>\$670,000</b>	- 2.2%
Average Sales Price*	\$797,263	<b>\$903,083</b>	+ 13.3%	\$752,175	<b>\$786,409</b>	+ 4.6%
Percent of List Price Received*	103.8%	<b>98.2%</b>	- 5.4%	104.1%	<b>97.7%</b>	- 6.1%

\* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	3	4	+ 33.3%	--	--	--
Under Contract	0	2	--	5	8	+ 60.0%
New Listings	0	5	--	7	11	+ 57.1%
Sold Listings	2	1	- 50.0%	5	5	0.0%
Days on Market Until Sale	7	3	- 57.1%	13	25	+ 92.3%
Median Sales Price*	\$305,050	<b>\$275,000</b>	- 9.9%	\$335,000	<b>\$399,000</b>	+ 19.1%
Average Sales Price*	\$305,050	<b>\$275,000</b>	- 9.9%	\$327,520	<b>\$382,000</b>	+ 16.6%
Percent of List Price Received*	104.6%	<b>100.0%</b>	- 4.4%	108.6%	<b>100.8%</b>	- 7.2%

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

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



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

