

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

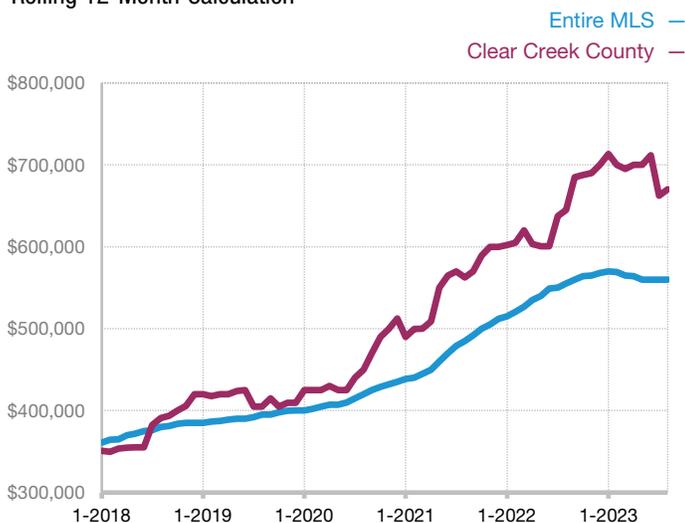
| Single Family                   | August    |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2022      | 2023             | Percent Change from Previous Year | Thru 08-2022 | Thru 08-2023     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 68        | 56               | - 17.6%                           | --           | --               | --                                |
| Under Contract                  | 41        | 28               | - 31.7%                           | 145          | 125              | - 13.8%                           |
| New Listings                    | 34        | 30               | - 11.8%                           | 205          | 192              | - 6.3%                            |
| Sold Listings                   | 18        | 27               | + 50.0%                           | 114          | 103              | - 9.6%                            |
| Days on Market Until Sale       | 25        | 18               | - 28.0%                           | 18           | 27               | + 50.0%                           |
| Median Sales Price*             | \$654,000 | <b>\$695,000</b> | + 6.3%                            | \$705,800    | <b>\$670,000</b> | - 5.1%                            |
| Average Sales Price*            | \$686,456 | <b>\$748,519</b> | + 9.0%                            | \$743,885    | <b>\$752,176</b> | + 1.1%                            |
| Percent of List Price Received* | 96.8%     | <b>99.6%</b>     | + 2.9%                            | 102.2%       | <b>99.0%</b>     | - 3.1%                            |

\* 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 |                  |                                   |
|---------------------------------|--------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2022   | 2023             | Percent Change from Previous Year | Thru 08-2022 | Thru 08-2023     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |        |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 2      | 5                | + 150.0%                          | --           | --               | --                                |
| Under Contract                  | 2      | 2                | 0.0%                              | 9            | 14               | + 55.6%                           |
| New Listings                    | 0      | 3                | --                                | 10           | 18               | + 80.0%                           |
| Sold Listings                   | 0      | 1                | --                                | 7            | 12               | + 71.4%                           |
| Days on Market Until Sale       | 0      | 72               | --                                | 11           | 26               | + 136.4%                          |
| Median Sales Price*             | \$0    | <b>\$317,500</b> | --                                | \$335,000    | <b>\$380,000</b> | + 13.4%                           |
| Average Sales Price*            | \$0    | <b>\$317,500</b> | --                                | \$324,657    | <b>\$379,708</b> | + 17.0%                           |
| Percent of List Price Received* | 0.0%   | <b>96.2%</b>     | --                                | 105.7%       | <b>98.8%</b>     | - 6.5%                            |

\* 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

