

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

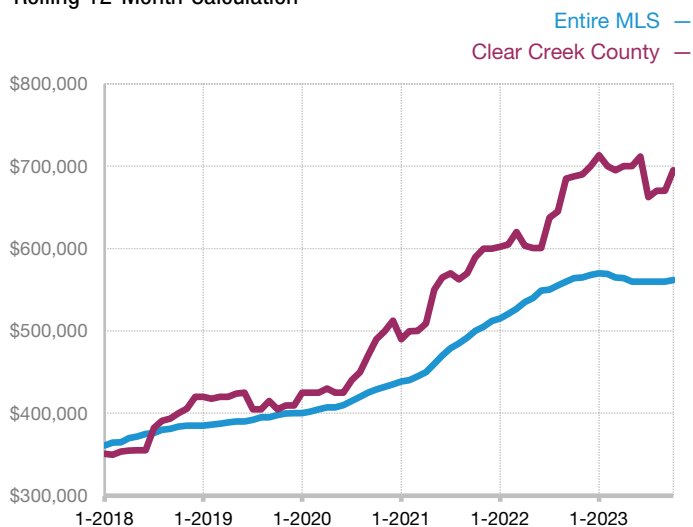
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	56	51	- 8.9%	--	--	--
Under Contract	13	12	- 7.7%	180	153	- 15.0%
New Listings	18	17	- 5.6%	240	229	- 4.6%
Sold Listings	24	14	- 41.7%	175	145	- 17.1%
Days on Market Until Sale	37	68	+ 83.8%	25	32	+ 28.0%
Median Sales Price*	\$557,500	\$668,500	+ 19.9%	\$715,000	\$719,000	+ 0.6%
Average Sales Price*	\$637,617	\$908,943	+ 42.6%	\$758,964	\$777,383	+ 2.4%
Percent of List Price Received*	98.2%	97.5%	- 0.7%	100.8%	98.6%	- 2.2%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	2	5	+ 150.0%	--	--	--
Under Contract	3	1	- 66.7%	13	19	+ 46.2%
New Listings	2	3	+ 50.0%	14	23	+ 64.3%
Sold Listings	1	3	+ 200.0%	9	18	+ 100.0%
Days on Market Until Sale	70	31	- 55.7%	30	28	- 6.7%
Median Sales Price*	\$255,000	\$280,000	+ 9.8%	\$335,000	\$362,500	+ 8.2%
Average Sales Price*	\$255,000	\$291,000	+ 14.1%	\$325,178	\$359,661	+ 10.6%
Percent of List Price Received*	92.7%	98.3%	+ 6.0%	103.1%	98.9%	- 4.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

