

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

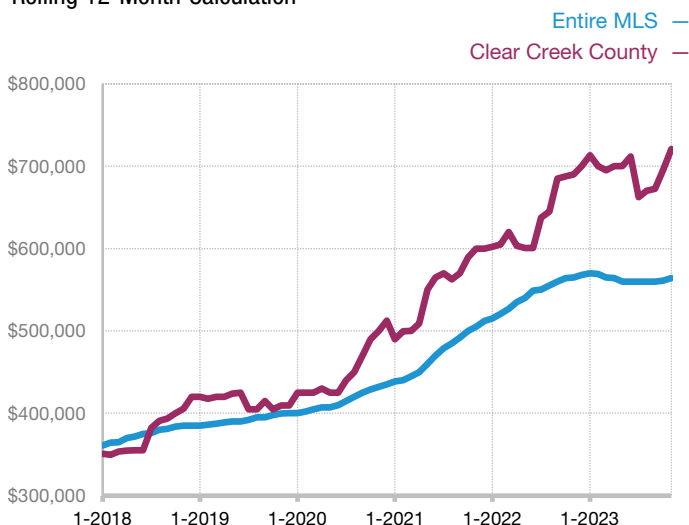
| Single Family                   | November  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023             | Percent Change from Previous Year | Thru 11-2022 | Thru 11-2023     | Percent Change from Previous Year |
| Inventory of Active Listings    | 46        | 37               | - 19.6%                           | --           | --               | --                                |
| Under Contract                  | 15        | 12               | - 20.0%                           | 195          | 165              | - 15.4%                           |
| New Listings                    | 12        | 9                | - 25.0%                           | 252          | 239              | - 5.2%                            |
| Sold Listings                   | 22        | 10               | - 54.5%                           | 197          | 157              | - 20.3%                           |
| Days on Market Until Sale       | 72        | 43               | - 40.3%                           | 31           | 33               | + 6.5%                            |
| Median Sales Price*             | \$661,250 | <b>\$798,500</b> | + 20.8%                           | \$700,000    | <b>\$725,000</b> | + 3.6%                            |
| Average Sales Price*            | \$834,164 | <b>\$780,031</b> | - 6.5%                            | \$767,362    | <b>\$775,324</b> | + 1.0%                            |
| Percent of List Price Received* | 95.4%     | <b>97.2%</b>     | + 1.9%                            | 100.2%       | <b>98.5%</b>     | - 1.7%                            |

\* 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                 | November  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023             | Percent Change from Previous Year | Thru 11-2022 | Thru 11-2023     | Percent Change from Previous Year |
| Inventory of Active Listings    | 3         | 6                | + 100.0%                          | --           | --               | --                                |
| Under Contract                  | 0         | 1                | --                                | 13           | 20               | + 53.8%                           |
| New Listings                    | 1         | 2                | + 100.0%                          | 15           | 25               | + 66.7%                           |
| Sold Listings                   | 3         | 1                | - 66.7%                           | 12           | 19               | + 58.3%                           |
| Days on Market Until Sale       | 63        | 84               | + 33.3%                           | 38           | 31               | - 18.4%                           |
| Median Sales Price*             | \$325,000 | <b>\$320,000</b> | - 1.5%                            | \$330,000    | <b>\$359,000</b> | + 8.8%                            |
| Average Sales Price*            | \$322,000 | <b>\$320,000</b> | - 0.6%                            | \$324,383    | <b>\$357,574</b> | + 10.2%                           |
| Percent of List Price Received* | 95.7%     | <b>91.4%</b>     | - 4.5%                            | 101.2%       | <b>98.5%</b>     | - 2.7%                            |

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

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



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

