

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

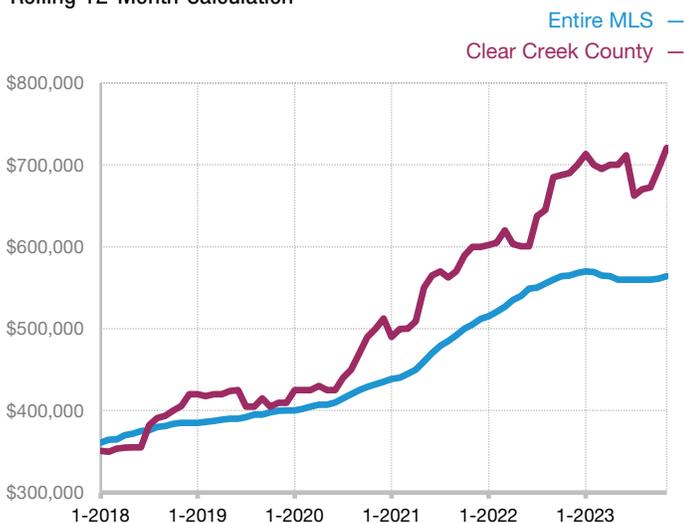
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	46	37	- 19.6%	--	--	--
Under Contract	15	12	- 20.0%	195	165	- 15.4%
New Listings	12	9	- 25.0%	252	239	- 5.2%
Sold Listings	22	10	- 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		
	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

