

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

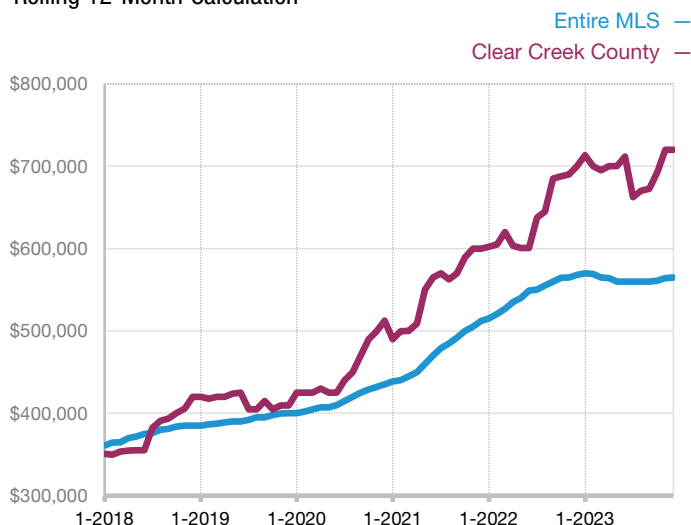
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	34	27	- 20.6%	--	--	--
Under Contract	5	8	+ 60.0%	200	172	- 14.0%
New Listings	5	8	+ 60.0%	257	247	- 3.9%
Sold Listings	10	10	0.0%	207	168	- 18.8%
Days on Market Until Sale	47	59	+ 25.5%	31	35	+ 12.9%
Median Sales Price*	\$570,750	\$533,500	- 6.5%	\$700,000	\$720,000	+ 2.9%
Average Sales Price*	\$637,450	\$576,350	- 9.6%	\$761,086	\$761,782	+ 0.1%
Percent of List Price Received*	97.8%	95.8%	- 2.0%	100.1%	98.3%	- 1.8%

\* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	3	4	+ 33.3%	--	--	--
Under Contract	0	2	--	13	22	+ 69.2%
New Listings	0	0	--	15	25	+ 66.7%
Sold Listings	1	1	0.0%	13	20	+ 53.8%
Days on Market Until Sale	3	36	+ 1100.0%	36	31	- 13.9%
Median Sales Price*	\$405,000	\$330,000	- 18.5%	\$335,000	\$344,500	+ 2.8%
Average Sales Price*	\$405,000	\$330,000	- 18.5%	\$330,585	\$356,195	+ 7.7%
Percent of List Price Received*	101.3%	93.0%	- 8.2%	101.2%	98.2%	- 3.0%

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



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

