

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

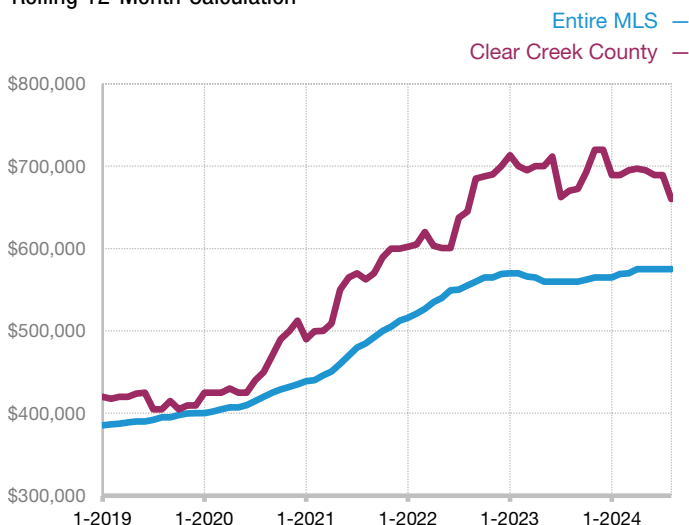
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	65	79	+ 21.5%	--	--	--
Under Contract	28	25	- 10.7%	125	108	- 13.6%
New Listings	31	28	- 9.7%	193	193	0.0%
Sold Listings	28	20	- 28.6%	104	93	- 10.6%
Days on Market Until Sale	18	27	+ 50.0%	27	43	+ 59.3%
Median Sales Price*	\$707,000	\$642,250	- 9.2%	\$672,500	\$625,000	- 7.1%
Average Sales Price*	\$749,464	\$713,200	- 4.8%	\$752,396	\$805,777	+ 7.1%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	99.0%	98.2%	- 0.8%

* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	5	5	0.0%	--	--	--
Under Contract	2	3	+ 50.0%	14	9	- 35.7%
New Listings	3	0	- 100.0%	18	14	- 22.2%
Sold Listings	1	2	+ 100.0%	12	9	- 25.0%
Days on Market Until Sale	72	32	- 55.6%	26	58	+ 123.1%
Median Sales Price*	\$317,500	\$319,750	+ 0.7%	\$380,000	\$305,000	- 19.7%
Average Sales Price*	\$317,500	\$319,750	+ 0.7%	\$379,708	\$312,611	- 17.7%
Percent of List Price Received*	96.2%	99.6%	+ 3.5%	98.8%	98.6%	- 0.2%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

