

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

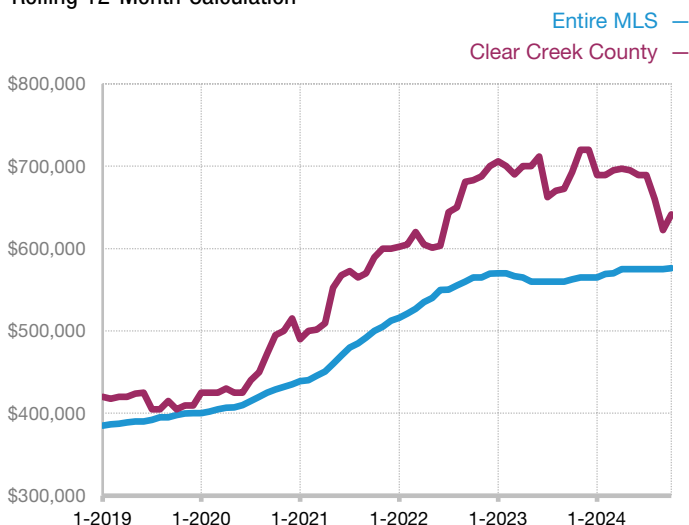
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	60	65	+ 8.3%	--	--	--
Under Contract	10	28	+ 180.0%	152	150	- 1.3%
New Listings	17	23	+ 35.3%	230	234	+ 1.7%
Sold Listings	16	18	+ 12.5%	148	130	- 12.2%
Days on Market Until Sale	65	55	- 15.4%	33	42	+ 27.3%
Median Sales Price*	\$583,500	\$722,500	+ 23.8%	\$717,000	\$630,000	- 12.1%
Average Sales Price*	\$852,825	\$777,688	- 8.8%	\$773,078	\$784,623	+ 1.5%
Percent of List Price Received*	97.4%	97.5%	+ 0.1%	98.6%	98.2%	- 0.4%

* 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		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	5	21	+ 320.0%	--	--	--
Under Contract	1	4	+ 300.0%	19	15	- 21.1%
New Listings	3	22	+ 633.3%	23	37	+ 60.9%
Sold Listings	3	1	- 66.7%	18	12	- 33.3%
Days on Market Until Sale	31	126	+ 306.5%	28	74	+ 164.3%
Median Sales Price*	\$280,000	\$712,000	+ 154.3%	\$362,500	\$322,500	- 11.0%
Average Sales Price*	\$291,000	\$712,000	+ 144.7%	\$359,661	\$351,292	- 2.3%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	98.9%	99.1%	+ 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

