

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

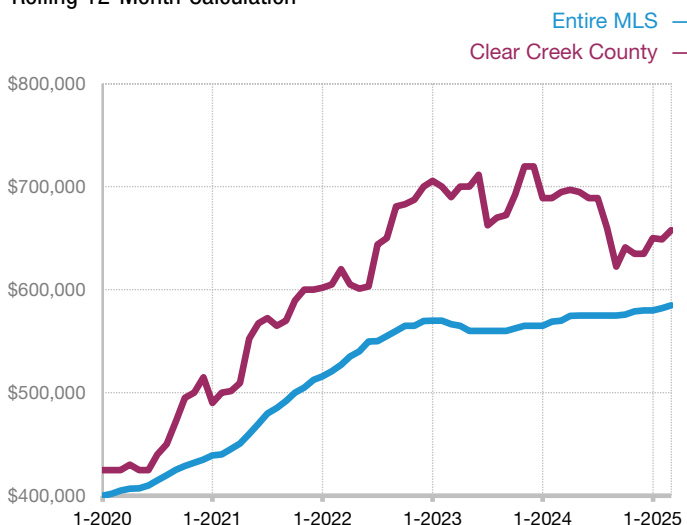
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	39	46	+ 17.9%	--	--	--
Under Contract	7	10	+ 42.9%	21	27	+ 28.6%
New Listings	18	11	- 38.9%	34	41	+ 20.6%
Sold Listings	8	13	+ 62.5%	23	27	+ 17.4%
Days on Market Until Sale	69	49	- 29.0%	54	54	0.0%
Median Sales Price*	\$637,500	\$845,000	+ 32.5%	\$587,500	\$700,000	+ 19.1%
Average Sales Price*	\$750,000	\$880,443	+ 17.4%	\$755,348	\$730,732	- 3.3%
Percent of List Price Received*	99.9%	98.7%	- 1.2%	96.6%	98.5%	+ 2.0%

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	6	23	+ 283.3%	--	--	--
Under Contract	3	1	- 66.7%	3	4	+ 33.3%
New Listings	3	11	+ 266.7%	5	14	+ 180.0%
Sold Listings	1	1	0.0%	3	7	+ 133.3%
Days on Market Until Sale	173	126	- 27.2%	89	54	- 39.3%
Median Sales Price*	\$260,500	\$459,000	+ 76.2%	\$305,000	\$349,000	+ 14.4%
Average Sales Price*	\$260,500	\$459,000	+ 76.2%	\$303,500	\$387,571	+ 27.7%
Percent of List Price Received*	96.5%	100.0%	+ 3.6%	97.0%	100.0%	+ 3.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

