

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

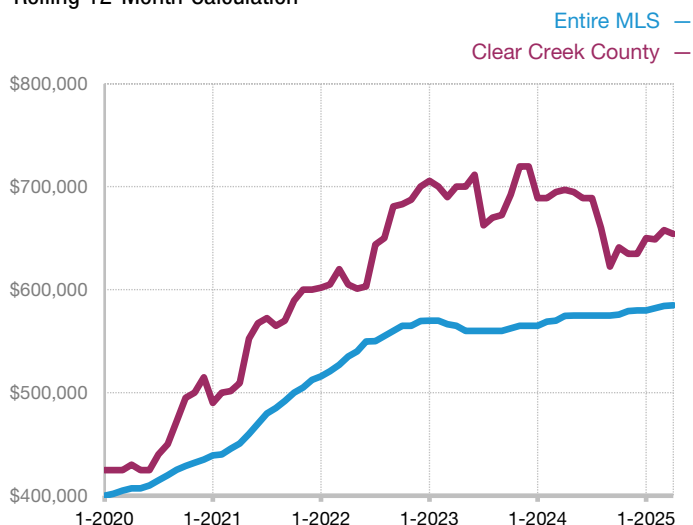
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	43	53	+ 23.3%	--	--	--
Under Contract	13	11	- 15.4%	34	37	+ 8.8%
New Listings	22	18	- 18.2%	56	59	+ 5.4%
Sold Listings	10	9	- 10.0%	33	36	+ 9.1%
Days on Market Until Sale	47	96	+ 104.3%	52	64	+ 23.1%
Median Sales Price*	\$812,500	\$625,000	- 23.1%	\$640,000	\$687,500	+ 7.4%
Average Sales Price*	\$1,011,800	\$676,944	- 33.1%	\$833,061	\$717,285	- 13.9%
Percent of List Price Received*	100.2%	98.0%	- 2.2%	97.7%	98.4%	+ 0.7%

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	9	21	+ 133.3%	--	--	--
Under Contract	0	4	--	3	8	+ 166.7%
New Listings	3	1	- 66.7%	8	15	+ 87.5%
Sold Listings	2	2	0.0%	5	9	+ 80.0%
Days on Market Until Sale	8	133	+ 1562.5%	57	72	+ 26.3%
Median Sales Price*	\$281,750	\$572,000	+ 103.0%	\$289,500	\$459,000	+ 58.5%
Average Sales Price*	\$281,750	\$572,000	+ 103.0%	\$294,800	\$428,556	+ 45.4%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	97.9%	99.8%	+ 1.9%

\* 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

