

# Local Market Update for June 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

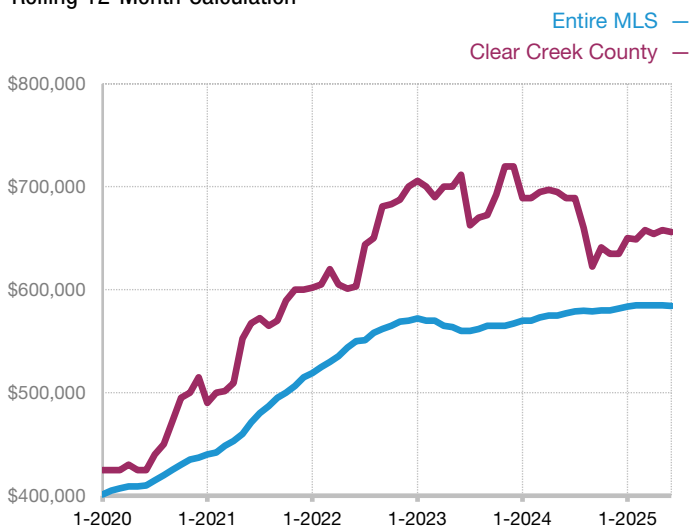
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	85	95	+ 11.8%	--	--	--
Under Contract	20	23	+ 15.0%	64	76	+ 18.8%
New Listings	49	35	- 28.6%	135	150	+ 11.1%
Sold Listings	12	11	- 8.3%	56	57	+ 1.8%
Days on Market Until Sale	85	111	+ 30.6%	54	72	+ 33.3%
Median Sales Price*	\$702,500	\$715,000	+ 1.8%	\$655,000	\$712,500	+ 8.8%
Average Sales Price*	\$1,200,417	\$971,295	- 19.1%	\$890,027	\$816,237	- 8.3%
Percent of List Price Received*	98.0%	95.0%	- 3.1%	98.0%	97.8%	- 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.

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
Inventory of Active Listings	7	24	+ 242.9%	--	--	--
Under Contract	2	2	0.0%	6	11	+ 83.3%
New Listings	2	2	0.0%	11	21	+ 90.9%
Sold Listings	1	1	0.0%	6	12	+ 100.0%
Days on Market Until Sale	107	11	- 89.7%	65	65	0.0%
Median Sales Price*	\$340,000	\$459,000	+ 35.0%	\$297,250	\$412,000	+ 38.6%
Average Sales Price*	\$340,000	\$459,000	+ 35.0%	\$302,333	\$419,167	+ 38.6%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.3%	99.8%	+ 1.5%

\* 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

