

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

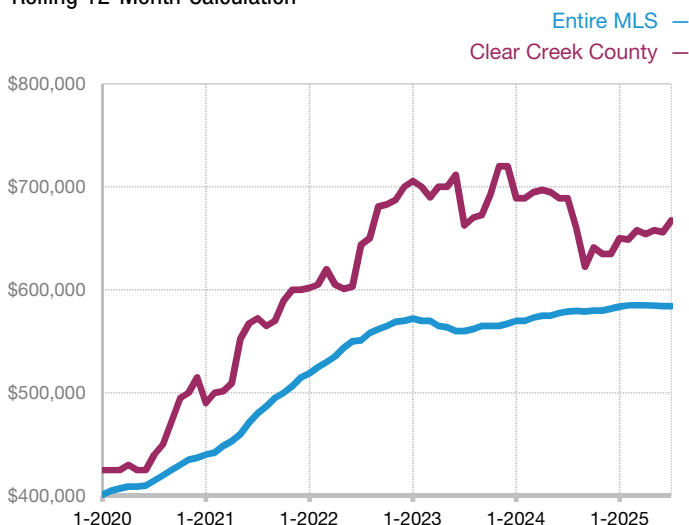
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	92	122	+ 32.6%	--	--	--
Under Contract	19	13	- 31.6%	83	86	+ 3.6%
New Listings	32	45	+ 40.6%	167	196	+ 17.4%
Sold Listings	17	18	+ 5.9%	73	75	+ 2.7%
Days on Market Until Sale	29	32	+ 10.3%	48	62	+ 29.2%
Median Sales Price*	\$515,000	\$681,250	+ 32.3%	\$620,000	\$700,000	+ 12.9%
Average Sales Price*	\$637,162	\$1,216,600	+ 90.9%	\$831,140	\$912,324	+ 9.8%
Percent of List Price Received*	98.6%	98.5%	- 0.1%	98.1%	98.0%	- 0.1%

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	8	21	+ 162.5%	--	--	--
Under Contract	1	2	+ 100.0%	7	13	+ 85.7%
New Listings	3	0	- 100.0%	14	21	+ 50.0%
Sold Listings	2	4	+ 100.0%	8	16	+ 100.0%
Days on Market Until Sale	146	41	- 71.9%	85	59	- 30.6%
Median Sales Price*	\$322,500	\$302,500	- 6.2%	\$297,250	\$357,000	+ 20.1%
Average Sales Price*	\$322,500	\$338,500	+ 5.0%	\$307,375	\$399,000	+ 29.8%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	98.5%	99.6%	+ 1.1%

* 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

