

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

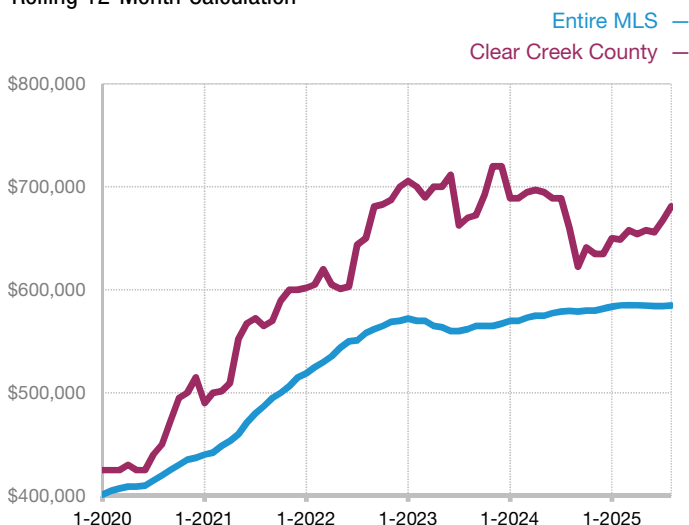
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	93	116	+ 24.7%	--	--	--
Under Contract	22	24	+ 9.1%	105	108	+ 2.9%
New Listings	28	24	- 14.3%	195	220	+ 12.8%
Sold Listings	21	17	- 19.0%	94	92	- 2.1%
Days on Market Until Sale	29	63	+ 117.2%	44	62	+ 40.9%
Median Sales Price*	\$625,000	\$625,000	0.0%	\$622,500	\$697,500	+ 12.0%
Average Sales Price*	\$686,976	\$847,412	+ 23.4%	\$798,934	\$900,329	+ 12.7%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	98.2%	98.0%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	6	22	+ 266.7%	--	--	--
Under Contract	3	1	- 66.7%	10	14	+ 40.0%
New Listings	1	2	+ 100.0%	15	23	+ 53.3%
Sold Listings	2	2	0.0%	10	18	+ 80.0%
Days on Market Until Sale	32	63	+ 96.9%	75	59	- 21.3%
Median Sales Price*	\$319,750	\$355,000	+ 11.0%	\$297,250	\$357,000	+ 20.1%
Average Sales Price*	\$319,750	\$355,000	+ 11.0%	\$309,850	\$394,111	+ 27.2%
Percent of List Price Received*	99.6%	100.2%	+ 0.6%	98.7%	99.7%	+ 1.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

