

# Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Clear Creek County

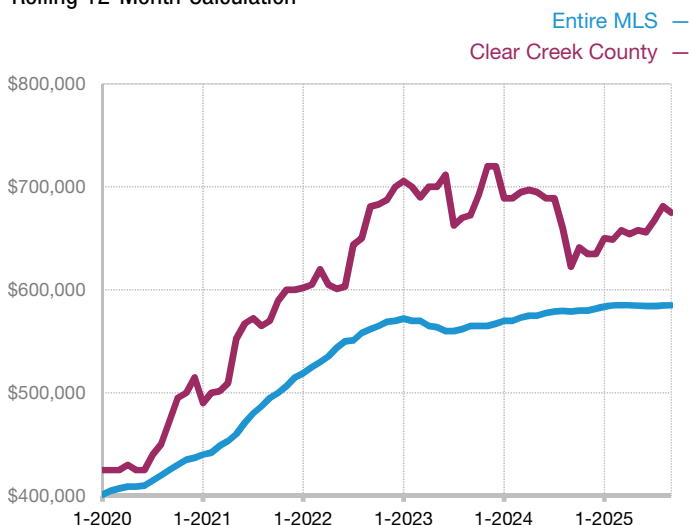
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	91	100	+ 9.9%	--	--	--
Under Contract	17	26	+ 52.9%	122	132	+ 8.2%
New Listings	16	17	+ 6.3%	211	237	+ 12.3%
Sold Listings	18	19	+ 5.6%	112	111	- 0.9%
Days on Market Until Sale	24	87	+ 262.5%	40	66	+ 65.0%
Median Sales Price*	\$593,750	\$550,000	- 7.4%	\$617,500	\$675,000	+ 9.3%
Average Sales Price*	\$716,822	\$651,748	- 9.1%	\$785,737	\$857,779	+ 9.2%
Percent of List Price Received*	98.7%	95.5%	- 3.2%	98.3%	97.6%	- 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	5	21	+ 320.0%	--	--	--
Under Contract	1	1	0.0%	11	15	+ 36.4%
New Listings	0	1	--	15	24	+ 60.0%
Sold Listings	1	1	0.0%	11	19	+ 72.7%
Days on Market Until Sale	18	81	+ 350.0%	69	61	- 11.6%
Median Sales Price*	\$405,000	\$329,000	- 18.8%	\$305,000	\$349,000	+ 14.4%
Average Sales Price*	\$405,000	\$329,000	- 18.8%	\$318,500	\$390,684	+ 22.7%
Percent of List Price Received*	102.5%	100.0%	- 2.4%	99.1%	99.7%	+ 0.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

