

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

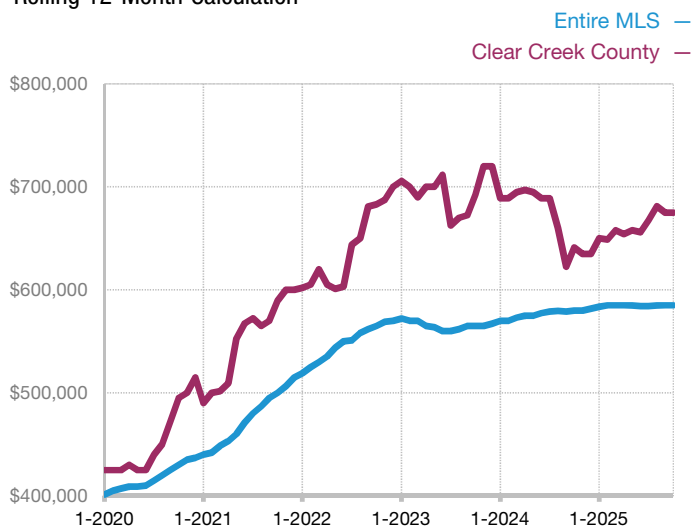
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	83	101	+ 21.7%	--	--	--
Under Contract	27	17	- 37.0%	149	147	- 1.3%
New Listings	24	21	- 12.5%	235	258	+ 9.8%
Sold Listings	18	23	+ 27.8%	130	135	+ 3.8%
Days on Market Until Sale	55	72	+ 30.9%	42	67	+ 59.5%
Median Sales Price*	\$722,500	\$650,000	- 10.0%	\$630,000	\$675,000	+ 7.1%
Average Sales Price*	\$777,688	\$894,457	+ 15.0%	\$784,623	\$863,600	+ 10.1%
Percent of List Price Received*	97.5%	96.6%	- 0.9%	98.2%	97.5%	- 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	24	24	0.0%	--	--	--
Under Contract	3	0	- 100.0%	14	15	+ 7.1%
New Listings	22	3	- 86.4%	37	27	- 27.0%
Sold Listings	1	1	0.0%	12	20	+ 66.7%
Days on Market Until Sale	126	3	- 97.6%	74	58	- 21.6%
Median Sales Price*	\$712,000	\$640,000	- 10.1%	\$322,500	\$357,000	+ 10.7%
Average Sales Price*	\$712,000	\$640,000	- 10.1%	\$351,292	\$403,150	+ 14.8%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	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

