

Local Market Update for November 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

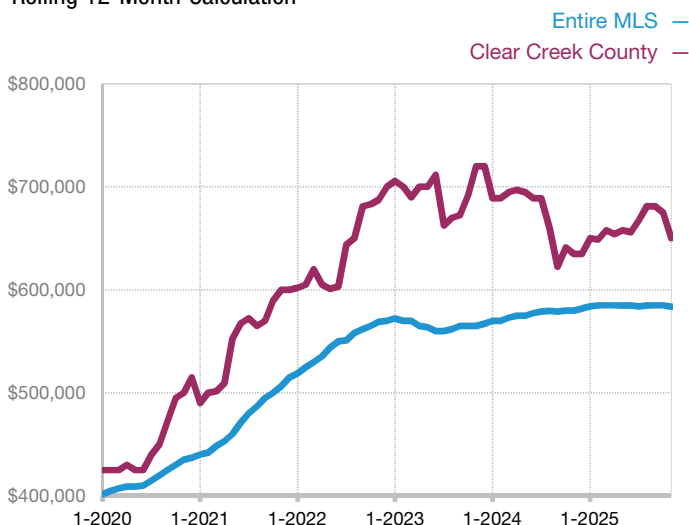
Single Family	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	77	81	+ 5.2%	--	--	--
Under Contract	7	14	+ 100.0%	156	158	+ 1.3%
New Listings	12	7	- 41.7%	247	265	+ 7.3%
Sold Listings	26	12	- 53.8%	156	147	- 5.8%
Days on Market Until Sale	73	49	- 32.9%	48	66	+ 37.5%
Median Sales Price*	\$714,000	\$535,500	- 25.0%	\$645,000	\$650,000	+ 0.8%
Average Sales Price*	\$693,946	\$621,491	- 10.4%	\$769,510	\$843,836	+ 9.7%
Percent of List Price Received*	97.1%	98.6%	+ 1.5%	98.0%	97.5%	- 0.5%

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

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 11-2024	Thru 11-2025	Percent Change from Previous Year
Inventory of Active Listings	20	12	- 40.0%	--	--	--
Under Contract	3	1	- 66.7%	17	16	- 5.9%
New Listings	0	7	--	37	34	- 8.1%
Sold Listings	2	1	- 50.0%	14	21	+ 50.0%
Days on Market Until Sale	109	25	- 77.1%	79	56	- 29.1%
Median Sales Price*	\$407,500	\$295,000	- 27.6%	\$342,500	\$349,000	+ 1.9%
Average Sales Price*	\$407,500	\$295,000	- 27.6%	\$359,321	\$398,000	+ 10.8%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	99.2%	99.7%	+ 0.5%

* 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

