

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

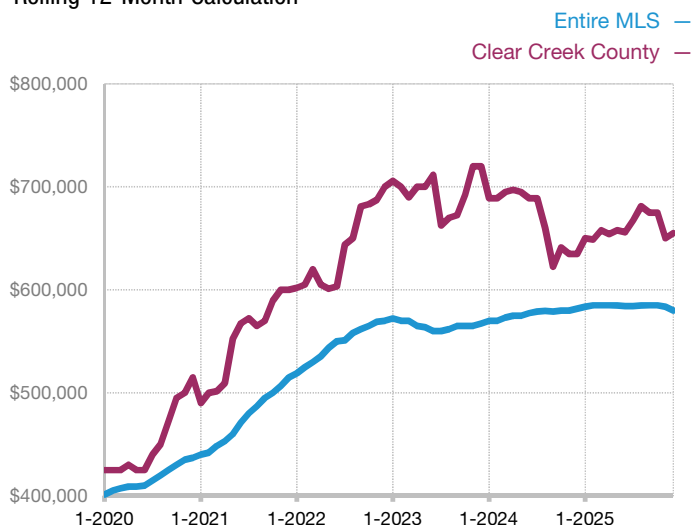
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	57	53	- 7.0%	--	--	--
Under Contract	5	9	+ 80.0%	161	167	+ 3.7%
New Listings	1	3	+ 200.0%	248	268	+ 8.1%
Sold Listings	6	18	+ 200.0%	162	165	+ 1.9%
Days on Market Until Sale	58	121	+ 108.6%	48	72	+ 50.0%
Median Sales Price*	\$554,688	\$686,650	+ 23.8%	\$635,000	\$655,000	+ 3.1%
Average Sales Price*	\$664,896	\$724,489	+ 9.0%	\$765,635	\$830,816	+ 8.5%
Percent of List Price Received*	99.6%	97.6%	- 2.0%	98.1%	97.6%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	17	12	- 29.4%	--	--	--
Under Contract	3	0	- 100.0%	20	16	- 20.0%
New Listings	1	0	- 100.0%	38	34	- 10.5%
Sold Listings	3	0	- 100.0%	17	21	+ 23.5%
Days on Market Until Sale	14	0	- 100.0%	68	56	- 17.6%
Median Sales Price*	\$565,000	\$0	- 100.0%	\$360,000	\$349,000	- 3.1%
Average Sales Price*	\$531,333	\$0	- 100.0%	\$389,676	\$398,000	+ 2.1%
Percent of List Price Received*	99.1%	0.0%	- 100.0%	99.2%	99.7%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

