

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

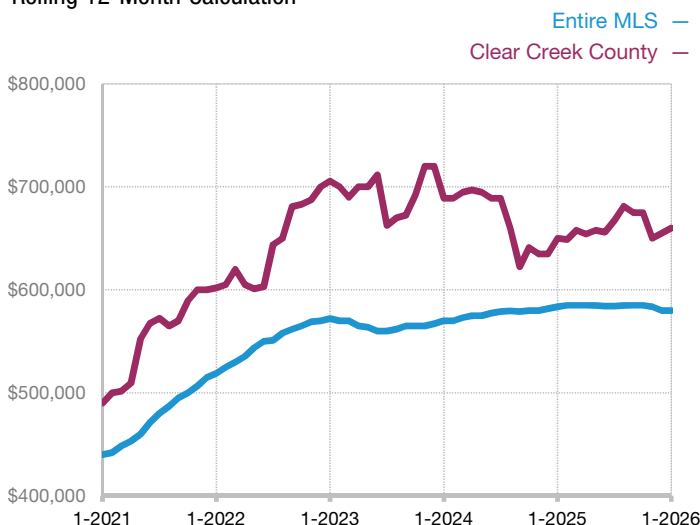
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	52	51	- 1.9%	--	--	--
Under Contract	11	8	- 27.3%	11	8	- 27.3%
New Listings	12	15	+ 25.0%	12	15	+ 25.0%
Sold Listings	6	4	- 33.3%	6	4	- 33.3%
Days on Market Until Sale	64	97	+ 51.6%	64	97	+ 51.6%
Median Sales Price*	\$574,500	\$731,000	+ 27.2%	\$574,500	\$731,000	+ 27.2%
Average Sales Price*	\$628,167	\$915,500	+ 45.7%	\$628,167	\$915,500	+ 45.7%
Percent of List Price Received*	98.6%	95.0%	- 3.7%	98.6%	95.0%	- 3.7%

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	18	14	- 22.2%	--	--	--
Under Contract	1	0	- 100.0%	1	0	- 100.0%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Sold Listings	4	0	- 100.0%	4	0	- 100.0%
Days on Market Until Sale	45	0	- 100.0%	45	0	- 100.0%
Median Sales Price*	\$349,000	\$0	- 100.0%	\$349,000	\$0	- 100.0%
Average Sales Price*	\$374,000	\$0	- 100.0%	\$374,000	\$0	- 100.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

