

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

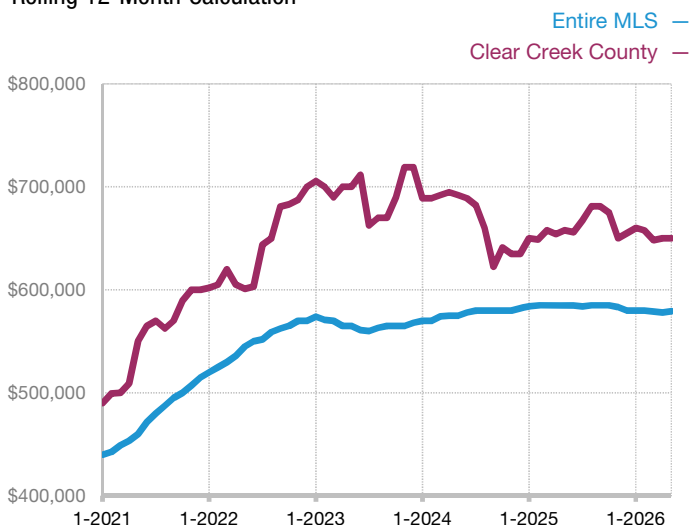
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	97	111	+ 14.4%	--	--	--
Under Contract	15	16	+ 6.7%	52	61	+ 17.3%
New Listings	54	51	- 5.6%	116	153	+ 31.9%
Sold Listings	10	14	+ 40.0%	46	50	+ 8.7%
Days on Market Until Sale	55	19	- 65.5%	62	82	+ 32.3%
Median Sales Price*	\$792,500	\$855,746	+ 8.0%	\$710,000	\$672,500	- 5.3%
Average Sales Price*	\$1,001,900	\$901,285	- 10.0%	\$779,158	\$780,306	+ 0.1%
Percent of List Price Received*	99.0%	97.8%	- 1.2%	98.5%	97.2%	- 1.3%

* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	25	14	- 44.0%	--	--	--
Under Contract	1	2	+ 100.0%	9	3	- 66.7%
New Listings	4	4	0.0%	19	14	- 26.3%
Sold Listings	2	2	0.0%	11	2	- 81.8%
Days on Market Until Sale	63	37	- 41.3%	70	37	- 47.1%
Median Sales Price*	\$357,000	\$285,000	- 20.2%	\$365,000	\$285,000	- 21.9%
Average Sales Price*	\$357,000	\$285,000	- 20.2%	\$415,545	\$285,000	- 31.4%
Percent of List Price Received*	99.5%	94.6%	- 4.9%	99.8%	94.6%	- 5.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

