

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

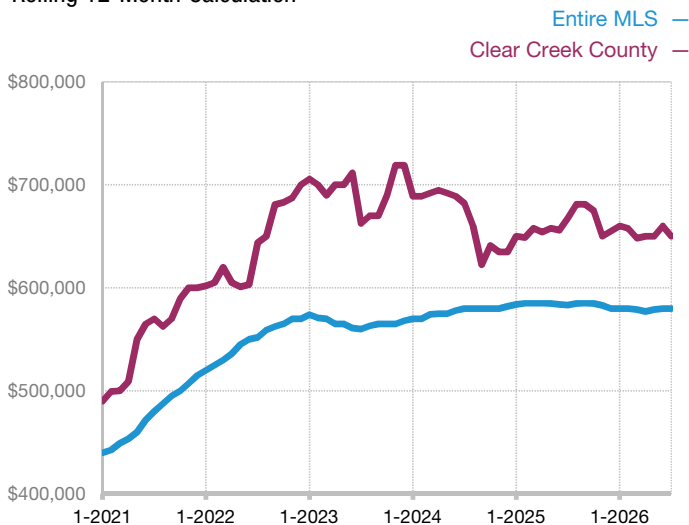
Single Family	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	133	111	- 16.5%	--	--	--
Under Contract	12	20	+ 66.7%	83	95	+ 14.5%
New Listings	45	25	- 44.4%	195	206	+ 5.6%
Sold Listings	18	16	- 11.1%	75	81	+ 8.0%
Days on Market Until Sale	32	34	+ 6.3%	62	71	+ 14.5%
Median Sales Price*	\$681,250	\$567,500	- 16.7%	\$700,000	\$675,000	- 3.6%
Average Sales Price*	\$1,216,600	\$689,138	- 43.4%	\$912,324	\$847,753	- 7.1%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.0%	97.8%	- 0.2%

* 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	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	22	11	- 50.0%	--	--	--
Under Contract	2	3	+ 50.0%	13	6	- 53.8%
New Listings	0	1	--	21	17	- 19.0%
Sold Listings	4	0	- 100.0%	16	3	- 81.3%
Days on Market Until Sale	41	0	- 100.0%	59	49	- 16.9%
Median Sales Price*	\$302,500	\$0	- 100.0%	\$357,000	\$340,000	- 4.8%
Average Sales Price*	\$338,500	\$0	- 100.0%	\$399,000	\$306,667	- 23.1%
Percent of List Price Received*	99.2%	0.0%	- 100.0%	99.6%	95.5%	- 4.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

