

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Clear Creek County

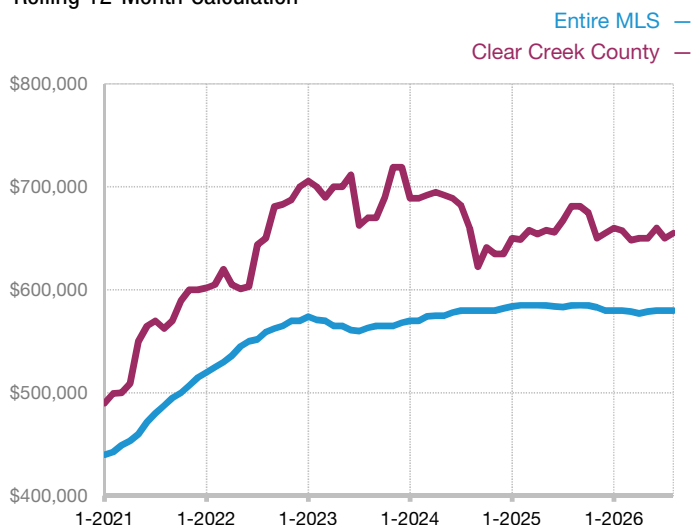
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	131	104	- 20.6%	--	--	--
Under Contract	22	22	0.0%	105	116	+ 10.5%
New Listings	24	25	+ 4.2%	219	231	+ 5.5%
Sold Listings	17	23	+ 35.3%	92	104	+ 13.0%
Days on Market Until Sale	63	63	0.0%	62	69	+ 11.3%
Median Sales Price*	\$625,000	\$750,000	+ 20.0%	\$697,500	\$677,000	- 2.9%
Average Sales Price*	\$847,412	\$1,023,268	+ 20.8%	\$900,329	\$886,569	- 1.5%
Percent of List Price Received*	98.3%	96.6%	- 1.7%	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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	23	12	- 47.8%	--	--	--
Under Contract	1	1	0.0%	14	7	- 50.0%
New Listings	2	2	0.0%	23	19	- 17.4%
Sold Listings	2	1	- 50.0%	18	4	- 77.8%
Days on Market Until Sale	63	40	- 36.5%	59	47	- 20.3%
Median Sales Price*	\$355,000	\$287,900	- 18.9%	\$357,000	\$313,950	- 12.1%
Average Sales Price*	\$355,000	\$287,900	- 18.9%	\$394,111	\$301,975	- 23.4%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	99.7%	96.6%	- 3.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

