

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Clear Creek County

Contact the Mountain Metro Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

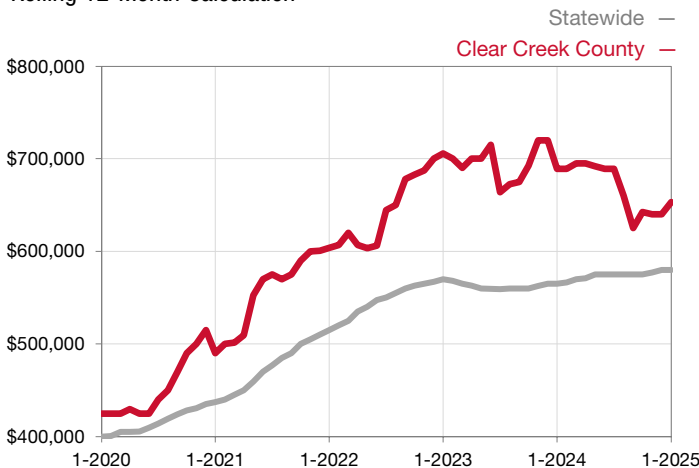
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	8	12	+ 50.0%	8	12	+ 50.0%
Sold Listings	8	7	- 12.5%	8	7	- 12.5%
Median Sales Price*	\$485,000	\$649,000	+ 33.8%	\$485,000	\$649,000	+ 33.8%
Average Sales Price*	\$470,063	\$635,357	+ 35.2%	\$470,063	\$635,357	+ 35.2%
Percent of List Price Received*	92.8%	98.7%	+ 6.4%	92.8%	98.7%	+ 6.4%
Days on Market Until Sale	50	89	+ 78.0%	50	89	+ 78.0%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

* 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		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$325,000	\$349,000	+ 7.4%	\$325,000	\$349,000	+ 7.4%
Average Sales Price*	\$325,000	\$374,000	+ 15.1%	\$325,000	\$374,000	+ 15.1%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	97.3%	100.0%	+ 2.8%
Days on Market Until Sale	48	45	- 6.3%	48	45	- 6.3%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	3.3	7.9	+ 139.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

