

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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

| Key Metrics | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| New Listings | 1 | 3 | + 200.0% | 251 | 276 | + 10.0% |
| Sold Listings | 6 | 18 | + 200.0% | 163 | 169 | + 3.7% |
| Median Sales Price* | \$554,688 | \$686,650 | + 23.8% | \$640,000 | \$654,255 | + 2.2% |
| Average Sales Price* | \$664,896 | \$724,489 | + 9.0% | \$766,306 | \$823,244 | + 7.4% |
| Percent of List Price Received* | 99.6% | 97.6% | - 2.0% | 98.1% | 97.6% | - 0.5% |
| Days on Market Until Sale | 58 | 121 | + 108.6% | 48 | 72 | + 50.0% |
| Inventory of Homes for Sale | 57 | 54 | - 5.3% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 3.8 | - 9.5% | -- | -- | -- |

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

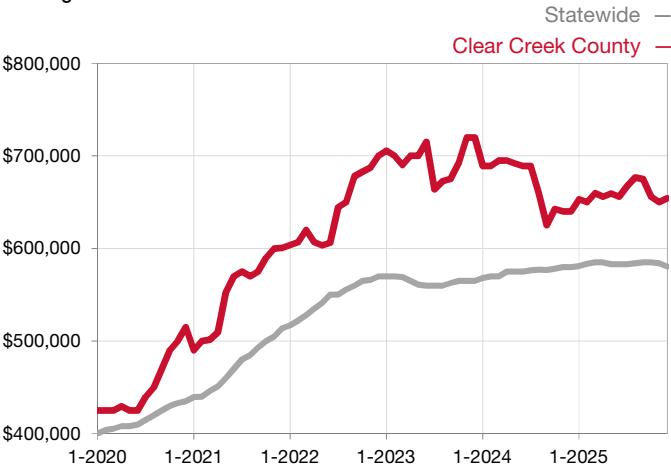
Townhouse/Condo

| Key Metrics | December | | | Year to Date | | |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 12-2024 | Thru 12-2025 | Percent Change from Previous Year |
| New Listings | 1 | 1 | 0.0% | 38 | 49 | + 28.9% |
| Sold Listings | 3 | 0 | - 100.0% | 17 | 24 | + 41.2% |
| Median Sales Price* | \$565,000 | \$0 | - 100.0% | \$360,000 | \$357,000 | - 0.8% |
| Average Sales Price* | \$531,333 | \$0 | - 100.0% | \$389,676 | \$399,208 | + 2.4% |
| Percent of List Price Received* | 99.1% | 0.0% | - 100.0% | 99.2% | 99.5% | + 0.3% |
| Days on Market Until Sale | 14 | 0 | - 100.0% | 68 | 54 | - 20.6% |
| Inventory of Homes for Sale | 17 | 13 | - 23.5% | -- | -- | -- |
| Months Supply of Inventory | 10.0 | 6.0 | - 40.0% | -- | -- | -- |

* 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

