

Clear Creek County, CO

County · CO · Colorado

SELLER'S MARKET

\$590K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

203

SALES (12 MO)

\$567K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



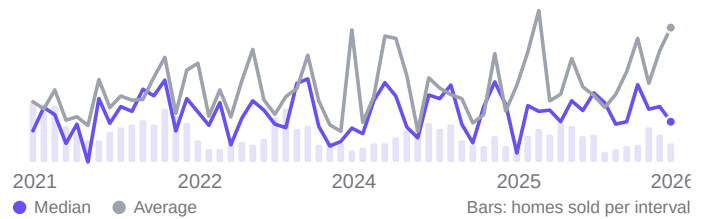
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$550K · Average \$957K

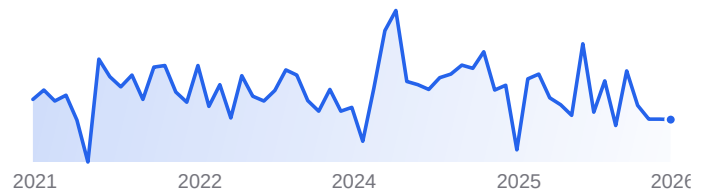
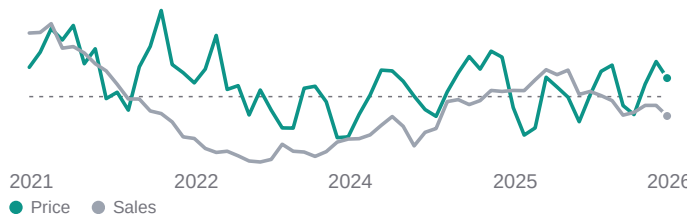


Growth (year over year)

Price +8.5% · Sales -9.0%

Price per square foot

\$348/ft²

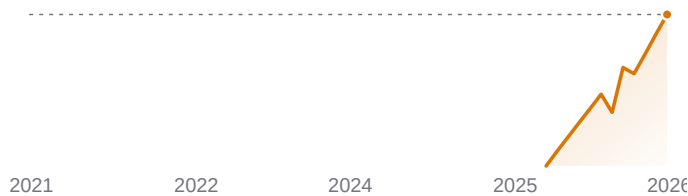


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

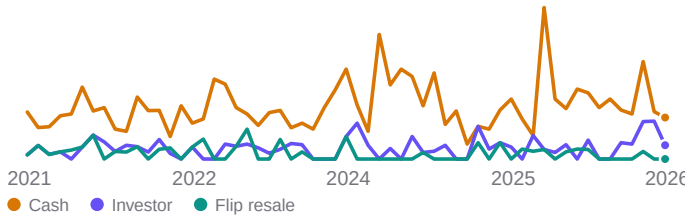
3.8%



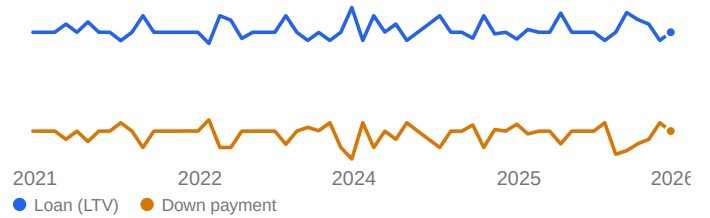
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 7.7% · Flip resale 0%

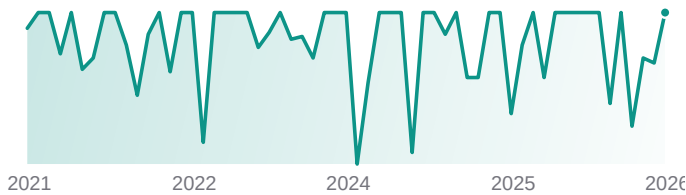


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



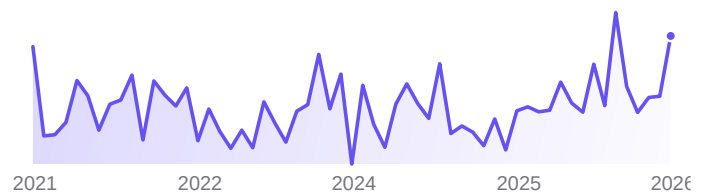
Sellers who sold at a gain

100%



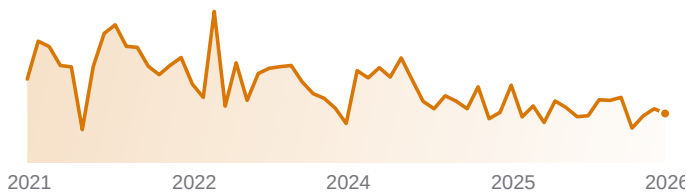
Typical hold before selling

11.0 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,287
Median value (AVM)	\$567K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1974
Single family	87%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.8%
Owner occupied	54%
Company owned	18%
Median loan-to-value	37%

Typical ownership tenure

6.8 yrs

COMMUNITY

Population	9,099
Density	23 / mi²
Median household income	\$92K
Average household income	\$124K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	57
Homes occupied	79%
Bachelor's or higher	29%
Poverty rate	7.4%
Unemployment	1.4%
Average temp	35°F
Annual precip	23 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.