

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

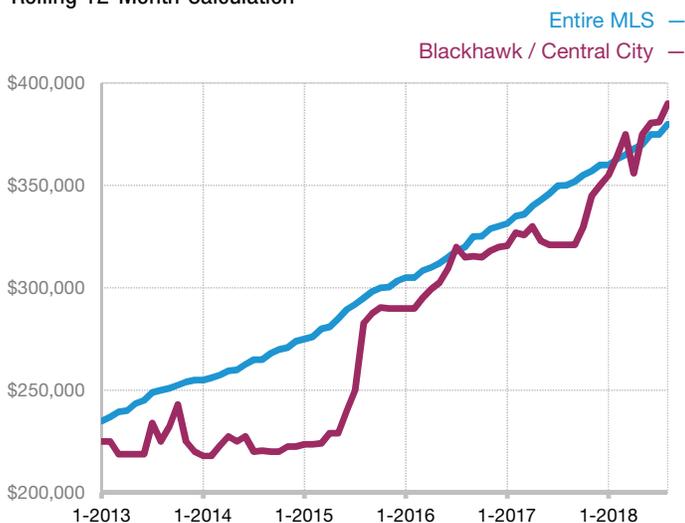
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	42	33	- 21.4%	--	--	--
Under Contract	6	13	+ 116.7%	62	73	+ 17.7%
New Listings	11	14	+ 27.3%	92	110	+ 19.6%
Sold Listings	10	15	+ 50.0%	58	66	+ 13.8%
Days on Market Until Sale	44	20	- 54.5%	38	46	+ 21.1%
Median Sales Price*	\$320,000	\$339,000	+ 5.9%	\$335,000	\$385,500	+ 15.1%
Average Sales Price*	\$328,937	\$363,013	+ 10.4%	\$341,261	\$421,105	+ 23.4%
Percent of List Price Received*	97.5%	100.1%	+ 2.7%	100.3%	99.0%	- 1.3%

\* 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		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	3	0	- 100.0%	9	9	0.0%
New Listings	3	0	- 100.0%	11	11	0.0%
Sold Listings	2	3	+ 50.0%	6	9	+ 50.0%
Days on Market Until Sale	88	17	- 80.7%	39	13	- 66.7%
Median Sales Price*	\$283,250	\$335,000	+ 18.3%	\$291,000	\$305,000	+ 4.8%
Average Sales Price*	\$283,250	\$324,967	+ 14.7%	\$295,783	\$310,489	+ 5.0%
Percent of List Price Received*	97.0%	100.0%	+ 3.1%	97.1%	98.5%	+ 1.4%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

