

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

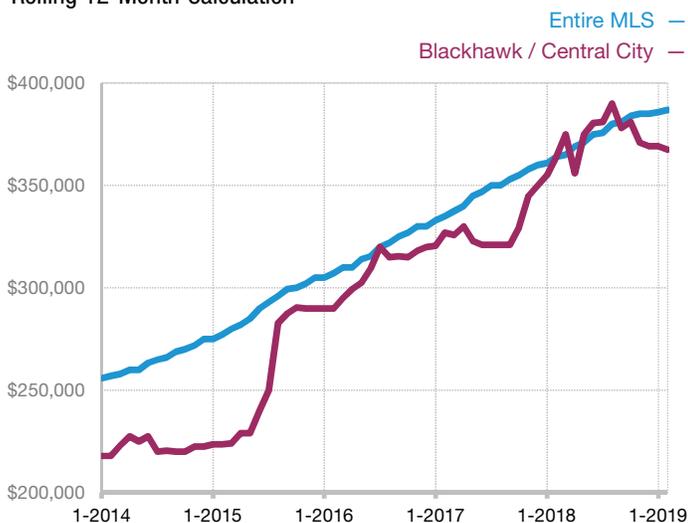
| Single Family                   | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2018      | 2019             | Percent Change from Previous Year | Thru 02-2018 | Thru 02-2019     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 23        | 21               | - 8.7%                            | --           | --               | --                                |
| Under Contract                  | 5         | 4                | - 20.0%                           | 9            | 8                | - 11.1%                           |
| New Listings                    | 8         | 12               | + 50.0%                           | 19           | 17               | - 10.5%                           |
| Sold Listings                   | 6         | 3                | - 50.0%                           | 12           | 9                | - 25.0%                           |
| Days on Market Until Sale       | 61        | 72               | + 18.0%                           | 61           | 95               | + 55.7%                           |
| Median Sales Price*             | \$513,750 | <b>\$512,000</b> | - 0.3%                            | \$467,208    | <b>\$470,000</b> | + 0.6%                            |
| Average Sales Price*            | \$517,417 | <b>\$593,167</b> | + 14.6%                           | \$439,868    | <b>\$498,194</b> | + 13.3%                           |
| Percent of List Price Received* | 96.9%     | <b>97.3%</b>     | + 0.4%                            | 97.1%        | <b>96.8%</b>     | - 0.3%                            |

\* 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                 | February |             |                                   | Year to Date |              |                                   |
|---------------------------------|----------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2018     | 2019        | Percent Change from Previous Year | Thru 02-2018 | Thru 02-2019 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |          |             |                                   |              |              |                                   |
| Inventory of Active Listings    | 1        | 0           | - 100.0%                          | --           | --           | --                                |
| Under Contract                  | 0        | 0           | --                                | 0            | 0            | --                                |
| New Listings                    | 1        | 0           | - 100.0%                          | 1            | 0            | - 100.0%                          |
| Sold Listings                   | 0        | 0           | --                                | 0            | 0            | --                                |
| Days on Market Until Sale       | 0        | 0           | --                                | 0            | 0            | --                                |
| Median Sales Price*             | \$0      | <b>\$0</b>  | --                                | \$0          | <b>\$0</b>   | --                                |
| Average Sales Price*            | \$0      | <b>\$0</b>  | --                                | \$0          | <b>\$0</b>   | --                                |
| Percent of List Price Received* | 0.0%     | <b>0.0%</b> | --                                | 0.0%         | <b>0.0%</b>  | --                                |

\* 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

