

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

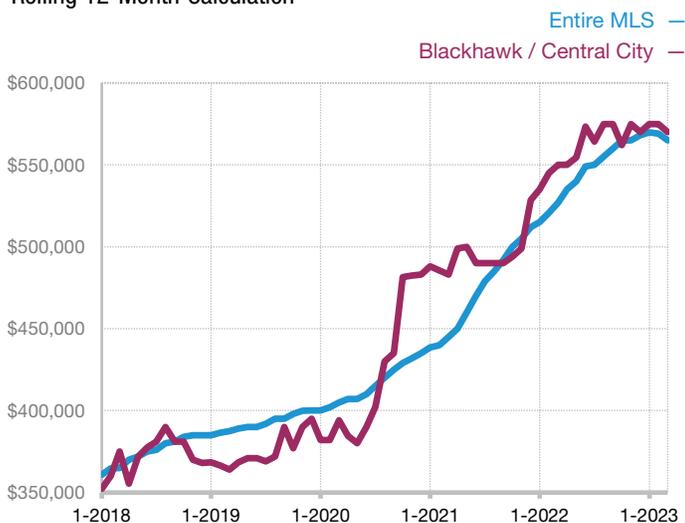
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	12	13	+ 8.3%	--	--	--
Under Contract	8	9	+ 12.5%	18	24	+ 33.3%
New Listings	15	9	- 40.0%	23	21	- 8.7%
Sold Listings	4	4	0.0%	17	17	0.0%
Days on Market Until Sale	32	56	+ 75.0%	38	57	+ 50.0%
Median Sales Price*	\$636,250	\$745,000	+ 17.1%	\$615,000	\$580,000	- 5.7%
Average Sales Price*	\$609,905	\$875,675	+ 43.6%	\$580,860	\$793,218	+ 36.6%
Percent of List Price Received*	98.5%	100.6%	+ 2.1%	102.0%	98.3%	- 3.6%

* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	3	1	- 66.7%
New Listings	0	0	--	2	1	- 50.0%
Sold Listings	2	1	- 50.0%	3	1	- 66.7%
Days on Market Until Sale	3	42	+ 1300.0%	18	42	+ 133.3%
Median Sales Price*	\$450,000	\$500,000	+ 11.1%	\$470,000	\$500,000	+ 6.4%
Average Sales Price*	\$450,000	\$500,000	+ 11.1%	\$456,667	\$500,000	+ 9.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	101.5%	100.0%	- 1.5%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

