

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

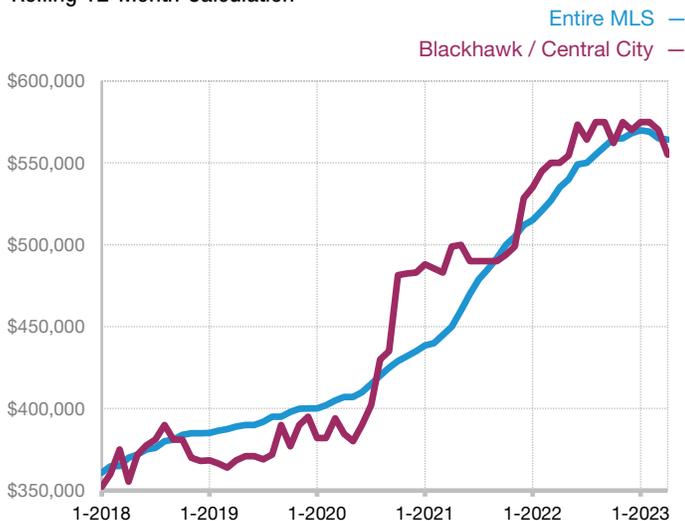
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	23	12	- 47.8%	--	--	--
Under Contract	8	11	+ 37.5%	26	34	+ 30.8%
New Listings	19	9	- 52.6%	42	30	- 28.6%
Sold Listings	8	8	0.0%	25	25	0.0%
Days on Market Until Sale	13	125	+ 861.5%	30	79	+ 163.3%
Median Sales Price*	\$655,000	\$545,000	- 16.8%	\$615,000	\$545,000	- 11.4%
Average Sales Price*	\$625,191	\$495,250	- 20.8%	\$595,046	\$697,868	+ 17.3%
Percent of List Price Received*	107.9%	88.3%	- 18.2%	103.9%	95.1%	- 8.5%

* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	1	--	3	2	- 33.3%
New Listings	0	1	--	2	2	0.0%
Sold Listings	0	0	--	3	1	- 66.7%
Days on Market Until Sale	0	0	--	18	42	+ 133.3%
Median Sales Price*	\$0	\$0	--	\$470,000	\$500,000	+ 6.4%
Average Sales Price*	\$0	\$0	--	\$456,667	\$500,000	+ 9.5%
Percent of List Price Received*	0.0%	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

