

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

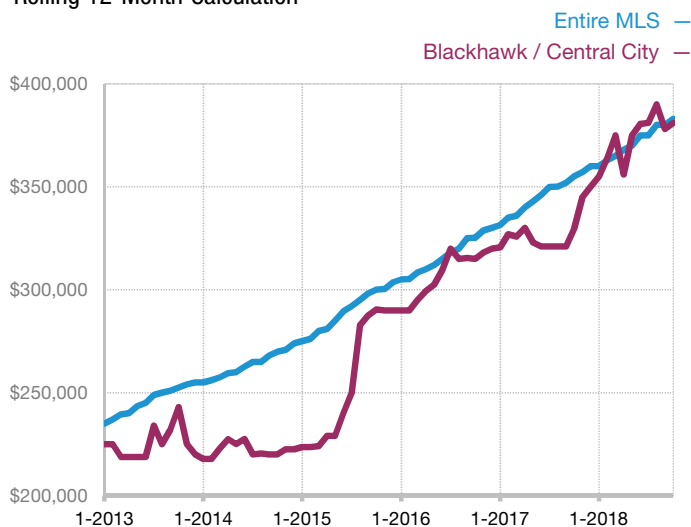
Single Family	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	36	29	- 19.4%	--	--	--
Under Contract	8	9	+ 12.5%	80	89	+ 11.3%
New Listings	7	7	0.0%	112	129	+ 15.2%
Sold Listings	7	8	+ 14.3%	73	86	+ 17.8%
Days on Market Until Sale	59	57	- 3.4%	42	45	+ 7.1%
Median Sales Price*	\$438,000	<b>\$415,501</b>	- 5.1%	\$345,000	<b>\$378,000</b>	+ 9.6%
Average Sales Price*	\$474,143	<b>\$436,600</b>	- 7.9%	\$352,703	<b>\$413,866</b>	+ 17.3%
Percent of List Price Received*	98.5%	<b>98.0%</b>	- 0.5%	99.8%	<b>99.0%</b>	- 0.8%

\* 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	October			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	10	10	0.0%
New Listings	0	0	--	11	12	+ 9.1%
Sold Listings	2	1	- 50.0%	9	10	+ 11.1%
Days on Market Until Sale	35	5	- 85.7%	34	13	- 61.8%
Median Sales Price*	\$472,000	<b>\$345,000</b>	- 26.9%	\$297,500	<b>\$307,500</b>	+ 3.4%
Average Sales Price*	\$472,000	<b>\$345,000</b>	- 26.9%	\$334,522	<b>\$313,940</b>	- 6.2%
Percent of List Price Received*	98.1%	<b>98.6%</b>	+ 0.5%	97.6%	<b>98.5%</b>	+ 0.9%

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



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

