

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

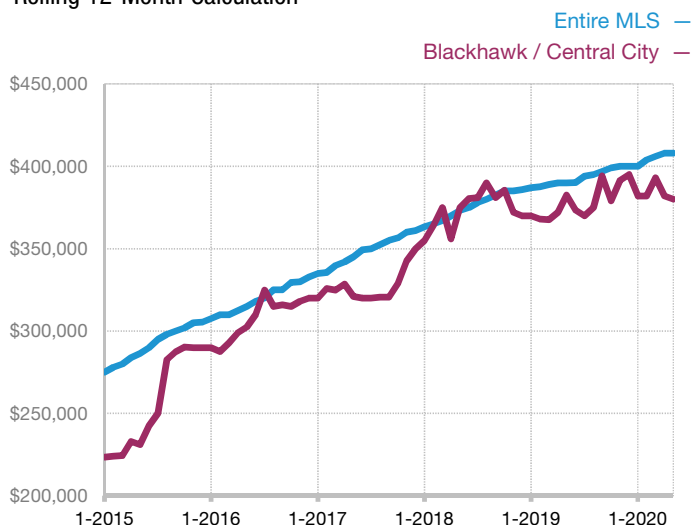
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	32	26	- 18.8%	--	--	--
Under Contract	10	17	+ 70.0%	32	36	+ 12.5%
New Listings	15	18	+ 20.0%	52	47	- 9.6%
Sold Listings	9	2	- 77.8%	29	26	- 10.3%
Days on Market Until Sale	33	53	+ 60.6%	52	57	+ 9.6%
Median Sales Price*	\$474,000	<b>\$434,450</b>	- 8.3%	\$470,000	<b>\$398,450</b>	- 15.2%
Average Sales Price*	\$479,146	<b>\$434,450</b>	- 9.3%	\$462,516	<b>\$421,953</b>	- 8.8%
Percent of List Price Received*	97.0%	<b>100.0%</b>	+ 3.1%	97.1%	<b>97.7%</b>	+ 0.6%

\* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	2	--	1	9	+ 800.0%
New Listings	0	0	--	2	10	+ 400.0%
Sold Listings	0	3	--	1	6	+ 500.0%
Days on Market Until Sale	0	27	--	0	19	--
Median Sales Price*	\$0	<b>\$327,500</b>	--	\$349,800	<b>\$347,000</b>	- 0.8%
Average Sales Price*	\$0	<b>\$355,167</b>	--	\$349,800	<b>\$355,750</b>	+ 1.7%
Percent of List Price Received*	0.0%	<b>99.5%</b>	--	100.0%	<b>98.9%</b>	- 1.1%

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



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

