

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

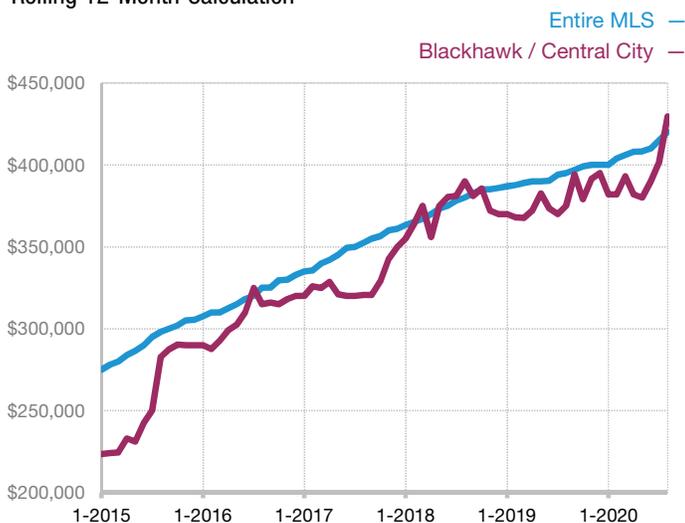
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	48	26	- 45.8%	--	--	--
Under Contract	7	15	+ 114.3%	63	87	+ 38.1%
New Listings	12	20	+ 66.7%	111	107	- 3.6%
Sold Listings	11	17	+ 54.5%	62	73	+ 17.7%
Days on Market Until Sale	31	50	+ 61.3%	39	63	+ 61.5%
Median Sales Price*	\$365,000	\$483,000	+ 32.3%	\$407,500	\$463,393	+ 13.7%
Average Sales Price*	\$350,682	\$502,404	+ 43.3%	\$410,059	\$471,794	+ 15.1%
Percent of List Price Received*	98.1%	99.3%	+ 1.2%	97.4%	98.4%	+ 1.0%

* 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	2	0	- 100.0%	5	13	+ 160.0%
New Listings	1	0	- 100.0%	6	15	+ 150.0%
Sold Listings	2	1	- 50.0%	3	13	+ 333.3%
Days on Market Until Sale	11	0	- 100.0%	7	51	+ 628.6%
Median Sales Price*	\$308,750	\$320,000	+ 3.6%	\$310,000	\$345,000	+ 11.3%
Average Sales Price*	\$308,750	\$320,000	+ 3.6%	\$322,433	\$350,885	+ 8.8%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	99.2%	98.8%	- 0.4%

* 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

