

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

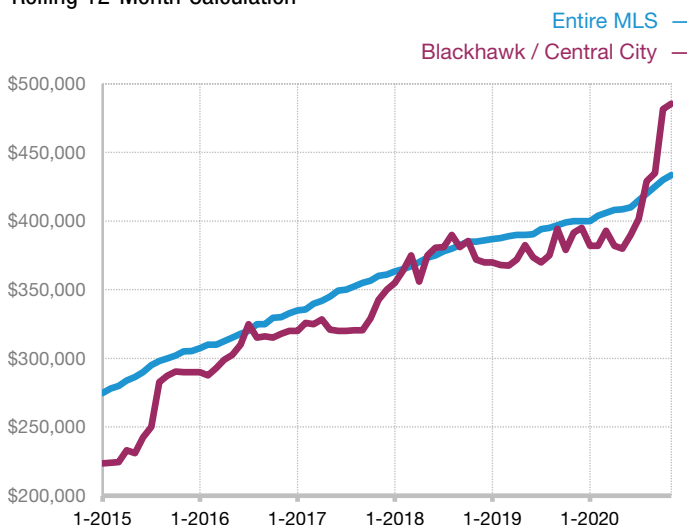
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	39	9	- 76.9%	--	--	--
Under Contract	4	3	- 25.0%	83	125	+ 50.6%
New Listings	2	4	+ 100.0%	139	134	- 3.6%
Sold Listings	6	11	+ 83.3%	85	119	+ 40.0%
Days on Market Until Sale	32	52	+ 62.5%	42	57	+ 35.7%
Median Sales Price*	\$369,750	\$561,000	+ 51.7%	\$395,000	\$485,500	+ 22.9%
Average Sales Price*	\$421,567	\$575,073	+ 36.4%	\$409,036	\$503,916	+ 23.2%
Percent of List Price Received*	97.0%	101.2%	+ 4.3%	97.5%	98.7%	+ 1.2%

\* 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	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	0	1	--	5	17	+ 240.0%
New Listings	0	0	--	7	20	+ 185.7%
Sold Listings	1	1	0.0%	5	14	+ 180.0%
Days on Market Until Sale	0	76	--	26	53	+ 103.8%
Median Sales Price*	\$320,000	\$427,000	+ 33.4%	\$320,000	\$347,000	+ 8.4%
Average Sales Price*	\$320,000	\$427,000	+ 33.4%	\$327,420	\$356,321	+ 8.8%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	99.2%	98.7%	- 0.5%

\* 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

