

# Local Market Update for November 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

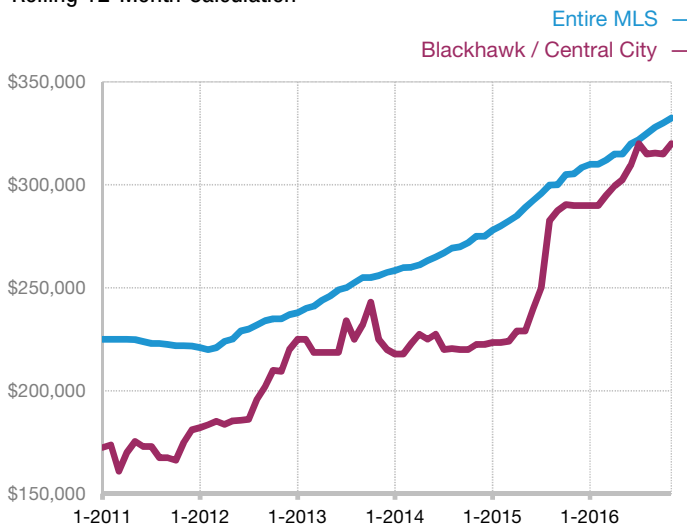
| Single Family                   | November  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2015      | 2016             | Percent Change from Previous Year | Thru 11-2015 | Thru 11-2016     | Percent Change from Previous Year |
| Inventory of Active Listings    | 29        | 17               | - 41.4%                           | --           | --               | --                                |
| Under Contract                  | 4         | 8                | + 100.0%                          | 92           | 96               | + 4.3%                            |
| New Listings                    | 5         | 6                | + 20.0%                           | 117          | 117              | 0.0%                              |
| Sold Listings                   | 7         | 10               | + 42.9%                           | 95           | 88               | - 7.4%                            |
| Days on Market Until Sale       | 62        | 98               | + 58.1%                           | 70           | 51               | - 27.1%                           |
| Median Sales Price*             | \$252,500 | <b>\$343,500</b> | + 36.0%                           | \$290,777    | <b>\$324,900</b> | + 11.7%                           |
| Average Sales Price*            | \$345,857 | <b>\$475,100</b> | + 37.4%                           | \$301,594    | <b>\$358,544</b> | + 18.9%                           |
| Percent of List Price Received* | 98.2%     | <b>96.0%</b>     | - 2.2%                            | 98.8%        | <b>98.8%</b>     | 0.0%                              |

\* 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                 | November  |             |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|-------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2015      | 2016        | Percent Change from Previous Year | Thru 11-2015 | Thru 11-2016     | Percent Change from Previous Year |
| Inventory of Active Listings    | 2         | 0           | - 100.0%                          | --           | --               | --                                |
| Under Contract                  | 2         | 0           | - 100.0%                          | 13           | 10               | - 23.1%                           |
| New Listings                    | 0         | 0           | --                                | 14           | 8                | - 42.9%                           |
| Sold Listings                   | 1         | 0           | - 100.0%                          | 11           | 11               | 0.0%                              |
| Days on Market Until Sale       | 40        | 0           | - 100.0%                          | 60           | 44               | - 26.7%                           |
| Median Sales Price*             | \$245,000 | <b>\$0</b>  | - 100.0%                          | \$248,500    | <b>\$280,000</b> | + 12.7%                           |
| Average Sales Price*            | \$245,000 | <b>\$0</b>  | - 100.0%                          | \$259,995    | <b>\$278,084</b> | + 7.0%                            |
| Percent of List Price Received* | 98.0%     | <b>0.0%</b> | - 100.0%                          | 98.5%        | <b>99.3%</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.

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



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

