

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

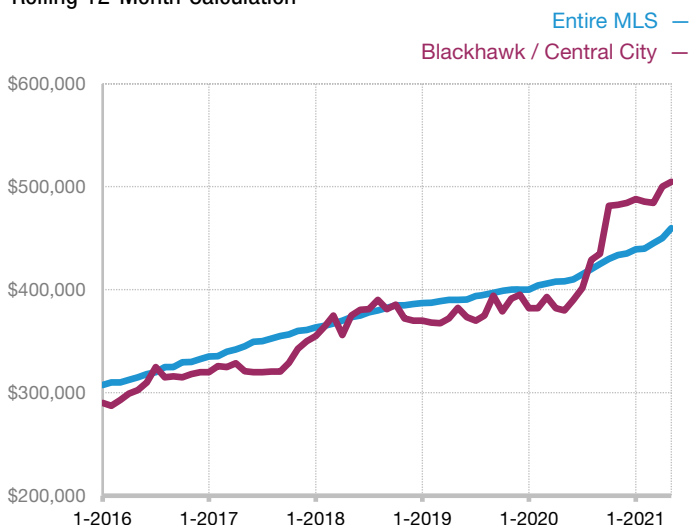
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	33	11	- 66.7%	--	--	--
Under Contract	15	3	- 80.0%	34	33	- 2.9%
New Listings	18	9	- 50.0%	47	37	- 21.3%
Sold Listings	2	8	+ 300.0%	26	33	+ 26.9%
Days on Market Until Sale	53	26	- 50.9%	57	42	- 26.3%
Median Sales Price*	\$434,450	\$560,000	+ 28.9%	\$398,450	\$480,000	+ 20.5%
Average Sales Price*	\$434,450	\$582,300	+ 34.0%	\$421,953	\$532,376	+ 26.2%
Percent of List Price Received*	100.0%	99.7%	- 0.3%	97.7%	98.9%	+ 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	2	3	+ 50.0%	9	11	+ 22.2%
New Listings	0	2	--	10	8	- 20.0%
Sold Listings	3	4	+ 33.3%	6	8	+ 33.3%
Days on Market Until Sale	27	19	- 29.6%	19	42	+ 121.1%
Median Sales Price*	\$327,500	\$430,250	+ 31.4%	\$347,000	\$400,000	+ 15.3%
Average Sales Price*	\$355,167	\$428,875	+ 20.8%	\$355,750	\$390,688	+ 9.8%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	98.9%	99.3%	+ 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

