

# Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

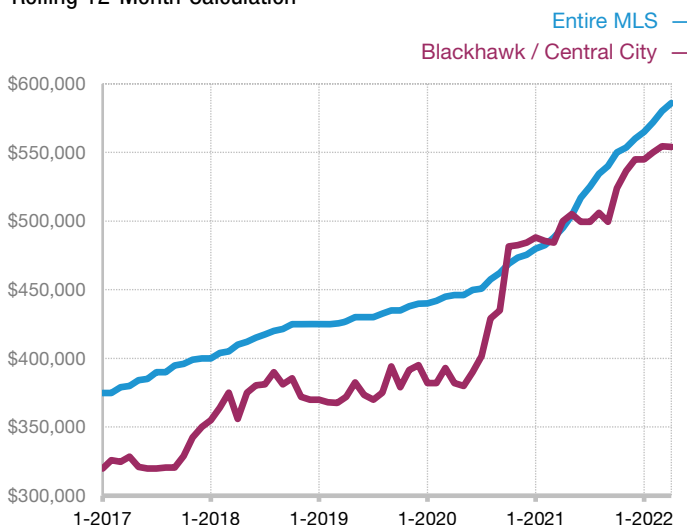
Single Family	April			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Inventory of Active Listings	11	14	+ 27.3%	--	--	--
Under Contract	8	10	+ 25.0%	29	24	- 17.2%
New Listings	8	15	+ 87.5%	28	36	+ 28.6%
Sold Listings	5	8	+ 60.0%	25	19	- 24.0%
Days on Market Until Sale	87	13	- 85.1%	47	26	- 44.7%
Median Sales Price*	\$660,000	\$655,000	- 0.8%	\$460,000	\$627,500	+ 36.4%
Average Sales Price*	\$615,900	\$625,191	+ 1.5%	\$516,401	\$595,475	+ 15.3%
Percent of List Price Received*	98.3%	107.9%	+ 9.8%	98.7%	103.1%	+ 4.5%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	4	0	- 100.0%	8	3	- 62.5%
New Listings	3	0	- 100.0%	6	2	- 66.7%
Sold Listings	0	0	--	4	3	- 25.0%
Days on Market Until Sale	0	0	--	64	18	- 71.9%
Median Sales Price*	\$0	\$0	--	\$350,000	\$470,000	+ 34.3%
Average Sales Price*	\$0	\$0	--	\$352,500	\$456,667	+ 29.6%
Percent of List Price Received*	0.0%	0.0%	--	99.3%	101.5%	+ 2.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

