

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

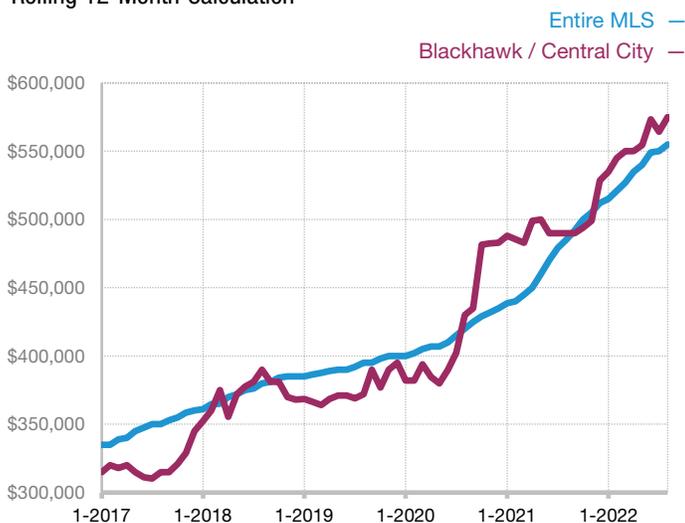
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	25	<b>29</b>	+ 16.0%	--	--	--
Under Contract	21	<b>21</b>	0.0%	95	<b>84</b>	- 11.6%
New Listings	17	<b>14</b>	- 17.6%	113	<b>129</b>	+ 14.2%
Sold Listings	17	<b>15</b>	- 11.8%	78	<b>70</b>	- 10.3%
Days on Market Until Sale	35	<b>28</b>	- 20.0%	32	<b>24</b>	- 25.0%
Median Sales Price*	\$550,000	<b>\$575,000</b>	+ 4.5%	\$485,000	<b>\$600,000</b>	+ 23.7%
Average Sales Price*	\$665,029	<b>\$682,727</b>	+ 2.7%	\$554,408	<b>\$621,003</b>	+ 12.0%
Percent of List Price Received*	99.9%	<b>96.2%</b>	- 3.7%	100.8%	<b>100.7%</b>	- 0.1%

\* 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		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	0	<b>1</b>	--	--	--	--
Under Contract	0	<b>1</b>	--	14	<b>6</b>	- 57.1%
New Listings	0	<b>2</b>	--	11	<b>6</b>	- 45.5%
Sold Listings	1	<b>2</b>	+ 100.0%	14	<b>5</b>	- 64.3%
Days on Market Until Sale	4	<b>3</b>	- 25.0%	25	<b>12</b>	- 52.0%
Median Sales Price*	\$402,000	<b>\$497,500</b>	+ 23.8%	\$404,000	<b>\$495,000</b>	+ 22.5%
Average Sales Price*	\$402,000	<b>\$497,500</b>	+ 23.8%	\$403,393	<b>\$473,000</b>	+ 17.3%
Percent of List Price Received*	101.8%	<b>99.7%</b>	- 2.1%	99.7%	<b>100.8%</b>	+ 1.1%

\* 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

