

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

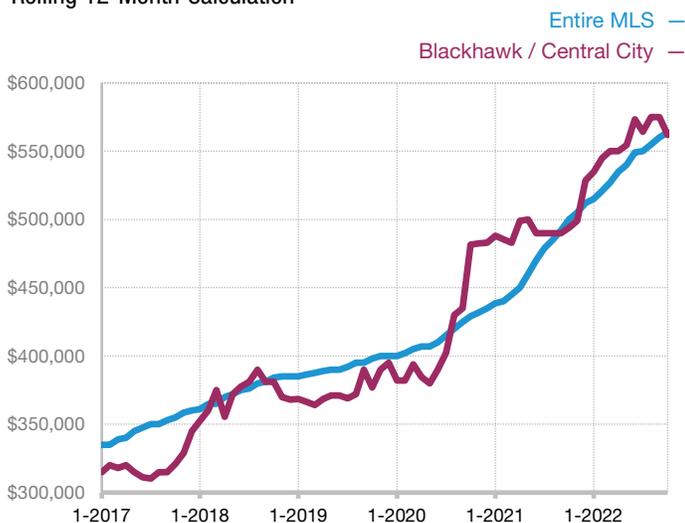
| Single Family                   | October   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2021      | 2022      | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| Inventory of Active Listings    | 23        | 34        | + 47.8%                           | --           | --           | --                                |
| Under Contract                  | 15        | 11        | - 26.7%                           | 123          | 103          | - 16.3%                           |
| New Listings                    | 14        | 19        | + 35.7%                           | 142          | 161          | + 13.4%                           |
| Sold Listings                   | 16        | 8         | - 50.0%                           | 113          | 98           | - 13.3%                           |
| Days on Market Until Sale       | 34        | 44        | + 29.4%                           | 33           | 28           | - 15.2%                           |
| Median Sales Price*             | \$587,500 | \$481,000 | - 18.1%                           | \$497,800    | \$555,000    | + 11.5%                           |
| Average Sales Price*            | \$542,588 | \$433,500 | - 20.1%                           | \$545,798    | \$594,349    | + 8.9%                            |
| Percent of List Price Received* | 99.8%     | 96.6%     | - 3.2%                            | 100.5%       | 99.5%        | - 1.0%                            |

\* 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                 | October |      |                                   | Year to Date |              |                                   |
|---------------------------------|---------|------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2021    | 2022 | Percent Change from Previous Year | Thru 10-2021 | Thru 10-2022 | Percent Change from Previous Year |
| Inventory of Active Listings    | 2       | 0    | - 100.0%                          | --           | --           | --                                |
| Under Contract                  | 0       | 0    | --                                | 14           | 6            | - 57.1%                           |
| New Listings                    | 1       | 0    | - 100.0%                          | 14           | 6            | - 57.1%                           |
| Sold Listings                   | 0       | 0    | --                                | 14           | 6            | - 57.1%                           |
| Days on Market Until Sale       | 0       | 0    | --                                | 25           | 10           | - 60.0%                           |
| Median Sales Price*             | \$0     | \$0  | --                                | \$404,000    | \$482,500    | + 19.4%                           |
| Average Sales Price*            | \$0     | \$0  | --                                | \$403,393    | \$467,000    | + 15.8%                           |
| Percent of List Price Received* | 0.0%    | 0.0% | --                                | 99.7%        | 100.2%       | + 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

