

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

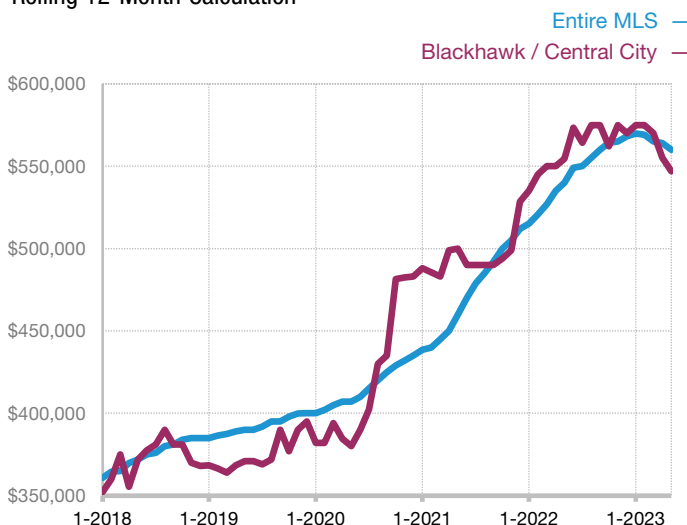
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	25	22	- 12.0%	--	--	--
Under Contract	13	7	- 46.2%	39	39	0.0%
New Listings	16	16	0.0%	58	46	- 20.7%
Sold Listings	11	10	- 9.1%	36	35	- 2.8%
Days on Market Until Sale	13	71	+ 446.2%	25	77	+ 208.0%
Median Sales Price*	\$655,000	\$477,500	- 27.1%	\$621,250	\$545,000	- 12.3%
Average Sales Price*	\$667,204	\$520,240	- 22.0%	\$617,094	\$647,117	+ 4.9%
Percent of List Price Received*	102.2%	100.9%	- 1.3%	103.4%	96.7%	- 6.5%

\* 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	3	2	- 33.3%
New Listings	0	0	--	2	2	0.0%
Sold Listings	0	1	--	3	2	- 33.3%
Days on Market Until Sale	0	2	--	18	22	+ 22.2%
Median Sales Price*	\$0	\$550,000	--	\$470,000	\$525,000	+ 11.7%
Average Sales Price*	\$0	\$550,000	--	\$456,667	\$525,000	+ 15.0%
Percent of List Price Received*	0.0%	100.0%	--	101.5%	100.0%	- 1.5%

\* 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

