

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

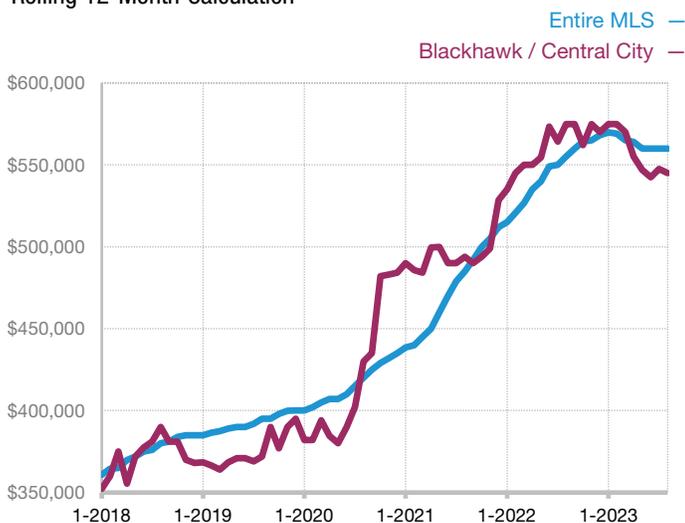
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	34	33	- 2.9%	--	--	--
Under Contract	20	10	- 50.0%	83	73	- 12.0%
New Listings	14	17	+ 21.4%	129	99	- 23.3%
Sold Listings	15	16	+ 6.7%	70	68	- 2.9%
Days on Market Until Sale	28	22	- 21.4%	24	52	+ 116.7%
Median Sales Price*	\$575,000	\$583,500	+ 1.5%	\$600,000	\$547,500	- 8.8%
Average Sales Price*	\$682,727	\$538,563	- 21.1%	\$621,003	\$597,681	- 3.8%
Percent of List Price Received*	96.2%	97.3%	+ 1.1%	100.7%	96.9%	- 3.8%

* 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		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1	3	+ 200.0%	--	--	--
Under Contract	1	0	- 100.0%	6	3	- 50.0%
New Listings	2	1	- 50.0%	6	6	0.0%
Sold Listings	2	1	- 50.0%	5	3	- 40.0%
Days on Market Until Sale	3	6	+ 100.0%	12	17	+ 41.7%
Median Sales Price*	\$497,500	\$521,000	+ 4.7%	\$495,000	\$521,000	+ 5.3%
Average Sales Price*	\$497,500	\$521,000	+ 4.7%	\$473,000	\$523,667	+ 10.7%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	100.8%	100.0%	- 0.8%

* 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

