

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

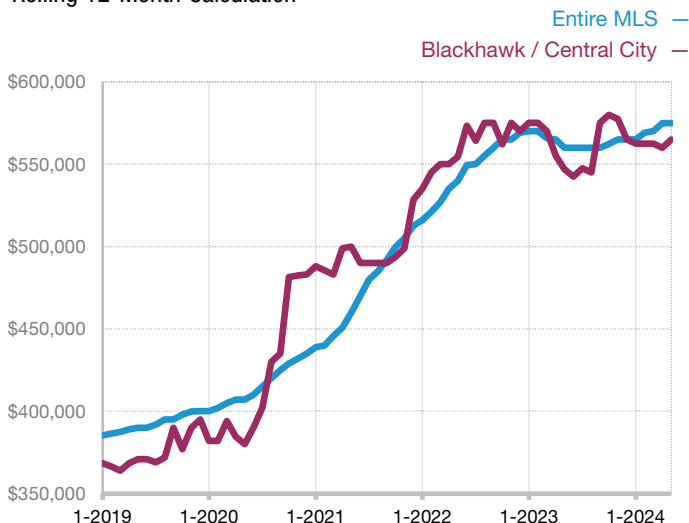
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	26	44	+ 69.2%	--	--	--
Under Contract	8	11	+ 37.5%	41	28	- 31.7%
New Listings	17	24	+ 41.2%	48	54	+ 12.5%
Sold Listings	10	4	- 60.0%	35	21	- 40.0%
Days on Market Until Sale	71	20	- 71.8%	77	67	- 13.0%
Median Sales Price*	\$477,500	\$619,194	+ 29.7%	\$545,000	\$540,000	- 0.9%
Average Sales Price*	\$520,240	\$629,597	+ 21.0%	\$647,117	\$589,204	- 8.9%
Percent of List Price Received*	100.9%	98.0%	- 2.9%	96.7%	98.6%	+ 2.0%

\* 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	2	--	2	3	+ 50.0%
New Listings	0	3	--	2	5	+ 150.0%
Sold Listings	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	2	0	- 100.0%	22	48	+ 118.2%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$525,000	\$475,500	- 9.4%
Average Sales Price*	\$550,000	\$0	- 100.0%	\$525,000	\$475,500	- 9.4%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	99.7%	- 0.3%

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



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

