

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

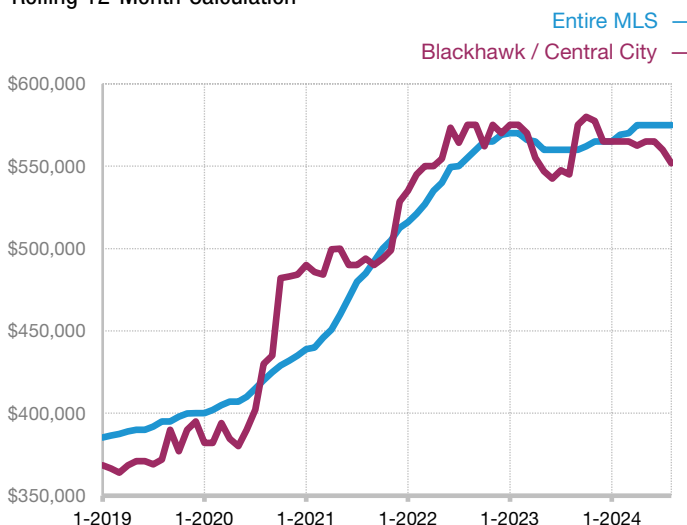
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	35	51	+ 45.7%	--	--	--
Under Contract	10	6	- 40.0%	73	53	- 27.4%
New Listings	17	9	- 47.1%	98	95	- 3.1%
Sold Listings	16	15	- 6.3%	68	49	- 27.9%
Days on Market Until Sale	22	52	+ 136.4%	52	51	- 1.9%
Median Sales Price*	\$583,500	\$440,000	- 24.6%	\$547,500	\$530,000	- 3.2%
Average Sales Price*	\$538,563	\$523,033	- 2.9%	\$597,681	\$547,597	- 8.4%
Percent of List Price Received*	97.3%	95.7%	- 1.6%	96.9%	97.2%	+ 0.3%

\* 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	4	2	- 50.0%	--	--	--
Under Contract	0	1	--	3	6	+ 100.0%
New Listings	1	1	0.0%	7	8	+ 14.3%
Sold Listings	1	0	- 100.0%	3	7	+ 133.3%
Days on Market Until Sale	6	0	- 100.0%	17	52	+ 205.9%
Median Sales Price*	\$521,000	\$0	- 100.0%	\$521,000	\$480,000	- 7.9%
Average Sales Price*	\$521,000	\$0	- 100.0%	\$523,667	\$478,500	- 8.6%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	98.3%	- 1.7%

\* 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

