

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Blackhawk / Central City

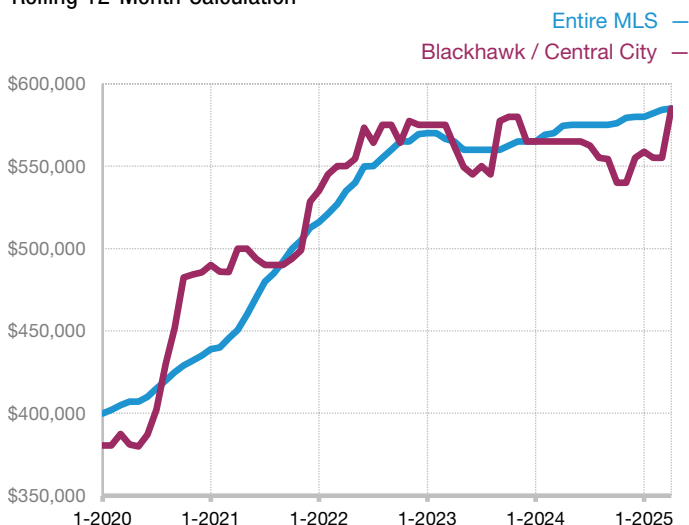
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	34	26	- 23.5%	--	--	--
Under Contract	3	5	+ 66.7%	18	21	+ 16.7%
New Listings	11	13	+ 18.2%	32	37	+ 15.6%
Sold Listings	7	7	0.0%	19	19	0.0%
Days on Market Until Sale	87	54	- 37.9%	71	58	- 18.3%
Median Sales Price*	\$525,000	\$875,000	+ 66.7%	\$540,000	\$635,000	+ 17.6%
Average Sales Price*	\$569,143	\$857,857	+ 50.7%	\$617,047	\$694,211	+ 12.5%
Percent of List Price Received*	98.5%	99.3%	+ 0.8%	98.9%	97.9%	- 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	1	5	+ 400.0%	--	--	--
Under Contract	0	0	--	1	1	0.0%
New Listings	1	1	0.0%	2	5	+ 150.0%
Sold Listings	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	12	0	- 100.0%	95	86	- 9.5%
Median Sales Price*	\$494,000	\$0	- 100.0%	\$475,000	\$515,000	+ 8.4%
Average Sales Price*	\$494,000	\$0	- 100.0%	\$475,333	\$515,000	+ 8.3%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.8%	100.0%	+ 0.2%

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



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

