

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

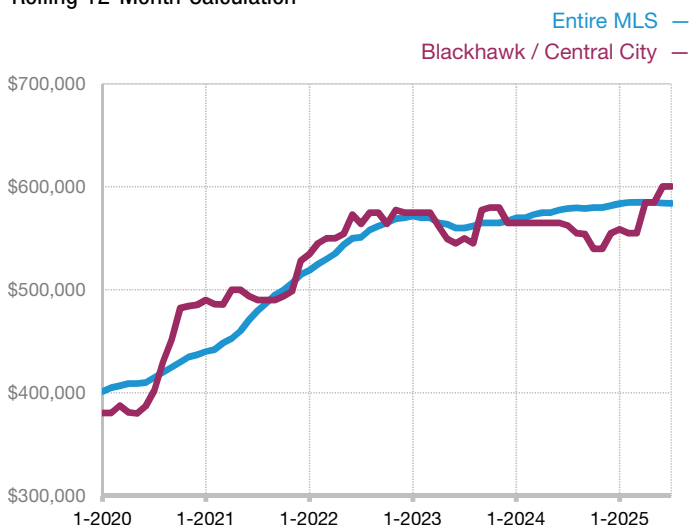
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	58	59	+ 1.7%	--	--	--
Under Contract	13	9	- 30.8%	51	46	- 9.8%
New Listings	17	17	0.0%	101	102	+ 1.0%
Sold Listings	7	7	0.0%	37	38	+ 2.7%
Days on Market Until Sale	15	32	+ 113.3%	52	69	+ 32.7%
Median Sales Price*	\$500,000	\$462,000	- 7.6%	\$540,000	\$626,000	+ 15.9%
Average Sales Price*	\$502,279	\$540,643	+ 7.6%	\$576,506	\$678,776	+ 17.7%
Percent of List Price Received*	95.5%	97.5%	+ 2.1%	98.1%	97.3%	- 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.

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	2	3	+ 50.0%	--	--	--
Under Contract	0	0	--	5	3	- 40.0%
New Listings	1	0	- 100.0%	7	7	0.0%
Sold Listings	2	1	- 50.0%	7	3	- 57.1%
Days on Market Until Sale	23	46	+ 100.0%	52	54	+ 3.8%
Median Sales Price*	\$481,250	\$495,000	+ 2.9%	\$480,000	\$495,000	+ 3.1%
Average Sales Price*	\$481,250	\$495,000	+ 2.9%	\$478,500	\$493,333	+ 3.1%
Percent of List Price Received*	96.7%	97.4%	+ 0.7%	98.3%	98.8%	+ 0.5%

* 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

