

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

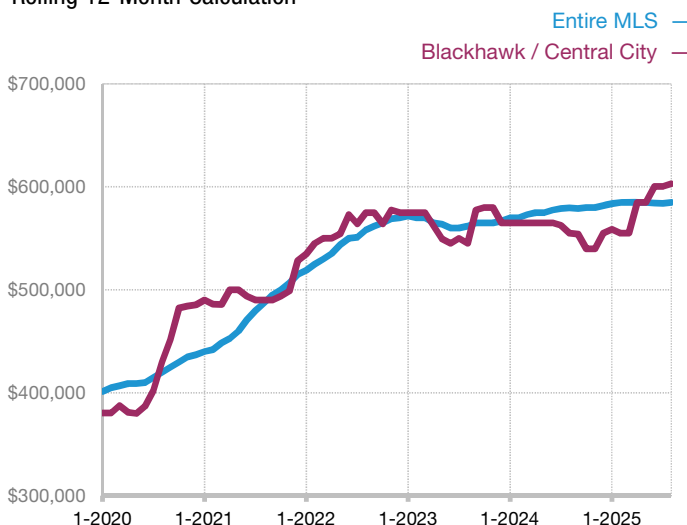
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	58	65	+ 12.1%	--	--	--
Under Contract	8	9	+ 12.5%	59	53	- 10.2%
New Listings	10	17	+ 70.0%	111	118	+ 6.3%
Sold Listings	19	10	- 47.4%	56	49	- 12.5%
Days on Market Until Sale	53	82	+ 54.7%	52	73	+ 40.4%
Median Sales Price*	\$547,000	\$577,500	+ 5.6%	\$543,500	\$617,000	+ 13.5%
Average Sales Price*	\$548,447	\$816,050	+ 48.8%	\$566,986	\$701,102	+ 23.7%
Percent of List Price Received*	96.4%	94.3%	- 2.2%	97.5%	96.7%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	2	4	+ 100.0%	--	--	--
Under Contract	1	0	- 100.0%	6	3	- 50.0%
New Listings	1	1	0.0%	8	8	0.0%
Sold Listings	0	0	--	7	3	- 57.1%
Days on Market Until Sale	0	0	--	52	54	+ 3.8%
Median Sales Price*	\$0	\$0	--	\$480,000	\$495,000	+ 3.1%
Average Sales Price*	\$0	\$0	--	\$478,500	\$493,333	+ 3.1%
Percent of List Price Received*	0.0%	0.0%	--	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

