

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

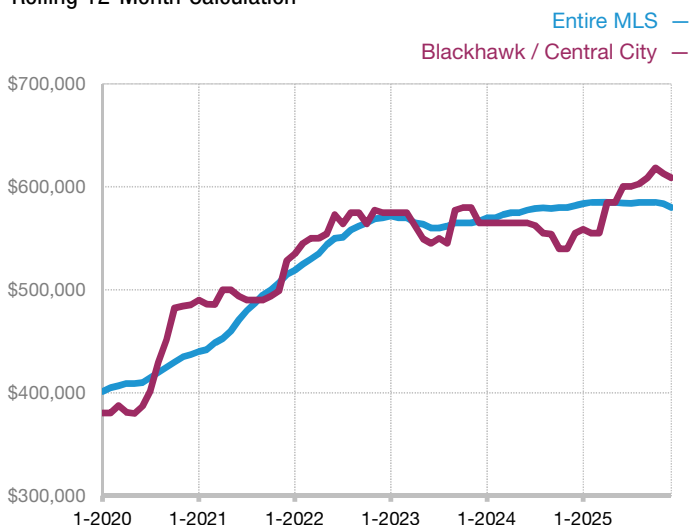
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	25	28	+ 12.0%	--	--	--
Under Contract	4	3	- 25.0%	93	73	- 21.5%
New Listings	0	5	--	139	153	+ 10.1%
Sold Listings	9	8	- 11.1%	93	75	- 19.4%
Days on Market Until Sale	75	81	+ 8.0%	58	73	+ 25.9%
Median Sales Price*	\$737,000	\$695,000	- 5.7%	\$555,000	\$609,000	+ 9.7%
Average Sales Price*	\$718,000	\$760,000	+ 5.8%	\$592,537	\$674,100	+ 13.8%
Percent of List Price Received*	98.5%	95.9%	- 2.6%	97.8%	95.9%	- 1.9%

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	0	0	--	8	4	- 50.0%
New Listings	1	0	- 100.0%	11	9	- 18.2%
Sold Listings	0	1	--	10	4	- 60.0%
Days on Market Until Sale	0	81	--	50	61	+ 22.0%
Median Sales Price*	\$0	\$485,000	--	\$480,500	\$490,000	+ 2.0%
Average Sales Price*	\$0	\$485,000	--	\$481,950	\$491,250	+ 1.9%
Percent of List Price Received*	0.0%	97.0%	--	98.0%	98.3%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

