

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

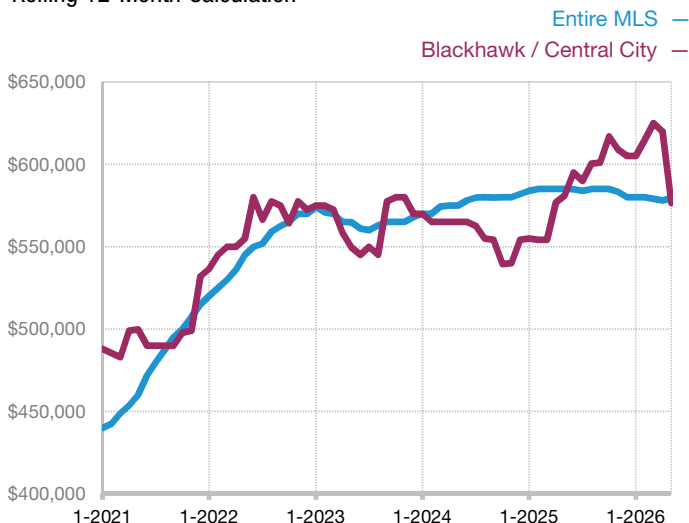
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	41	62	+ 51.2%	--	--	--
Under Contract	6	8	+ 33.3%	26	38	+ 46.2%
New Listings	20	18	- 10.0%	57	83	+ 45.6%
Sold Listings	5	17	+ 240.0%	23	34	+ 47.8%
Days on Market Until Sale	54	57	+ 5.6%	59	49	- 16.9%
Median Sales Price*	\$600,000	\$550,000	- 8.3%	\$617,000	\$600,000	- 2.8%
Average Sales Price*	\$650,000	\$590,466	- 9.2%	\$674,457	\$627,358	- 7.0%
Percent of List Price Received*	96.9%	99.9%	+ 3.1%	97.6%	99.2%	+ 1.6%

* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	5	5	0.0%	--	--	--
Under Contract	1	0	- 100.0%	2	1	- 50.0%
New Listings	1	0	- 100.0%	6	7	+ 16.7%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	31	72	+ 132.3%	59	72	+ 22.0%
Median Sales Price*	\$470,000	\$435,000	- 7.4%	\$492,500	\$435,000	- 11.7%
Average Sales Price*	\$470,000	\$435,000	- 7.4%	\$492,500	\$435,000	- 11.7%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.5%	98.9%	- 0.6%

* 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

