

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

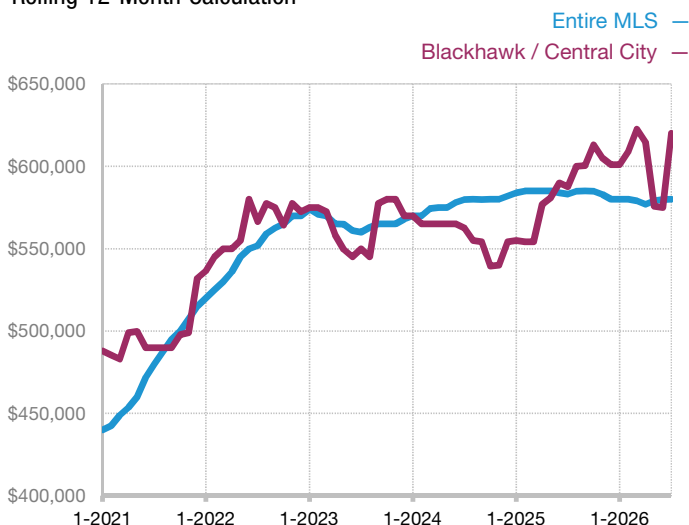
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	63	75	+ 19.0%	--	--	--
Under Contract	7	10	+ 42.9%	42	57	+ 35.7%
New Listings	16	22	+ 37.5%	99	134	+ 35.4%
Sold Listings	8	8	0.0%	37	51	+ 37.8%
Days on Market Until Sale	47	60	+ 27.7%	70	54	- 22.9%
Median Sales Price*	\$431,000	\$637,500	+ 47.9%	\$609,000	\$625,000	+ 2.6%
Average Sales Price*	\$523,063	\$788,313	+ 50.7%	\$661,514	\$647,820	- 2.1%
Percent of List Price Received*	97.3%	96.6%	- 0.7%	97.1%	97.9%	+ 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	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	4	3	- 25.0%	--	--	--
Under Contract	0	0	--	3	2	- 33.3%
New Listings	0	0	--	7	7	0.0%
Sold Listings	1	1	0.0%	3	2	- 33.3%
Days on Market Until Sale	46	162	+ 252.2%	54	117	+ 116.7%
Median Sales Price*	\$495,000	\$429,999	- 13.1%	\$495,000	\$432,500	- 12.6%
Average Sales Price*	\$495,000	\$429,999	- 13.1%	\$493,333	\$432,500	- 12.3%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	98.8%	99.4%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

