

Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Blackhawk / Central City

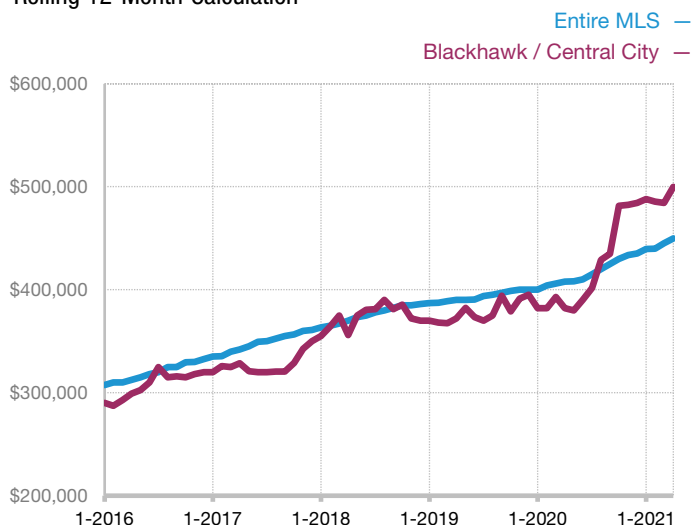
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	32	7	- 78.1%	--	--	--
Under Contract	2	8	+ 300.0%	19	30	+ 57.9%
New Listings	8	8	0.0%	29	28	- 3.4%
Sold Listings	8	5	- 37.5%	24	25	+ 4.2%
Days on Market Until Sale	61	87	+ 42.6%	57	47	- 17.5%
Median Sales Price*	\$381,500	\$660,000	+ 73.0%	\$392,000	\$460,000	+ 17.3%
Average Sales Price*	\$394,125	\$615,900	+ 56.3%	\$420,911	\$516,401	+ 22.7%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	97.5%	98.7%	+ 1.2%

* 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	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	5	1	- 80.0%	--	--	--
Under Contract	1	4	+ 300.0%	7	8	+ 14.3%
New Listings	2	3	+ 50.0%	10	6	- 40.0%
Sold Listings	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	3	0	- 100.0%	10	64	+ 540.0%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$349,000	\$350,000	+ 0.3%
Average Sales Price*	\$375,000	\$0	- 100.0%	\$356,333	\$352,500	- 1.1%
Percent of List Price Received*	94.9%	0.0%	- 100.0%	98.3%	99.3%	+ 1.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

