

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

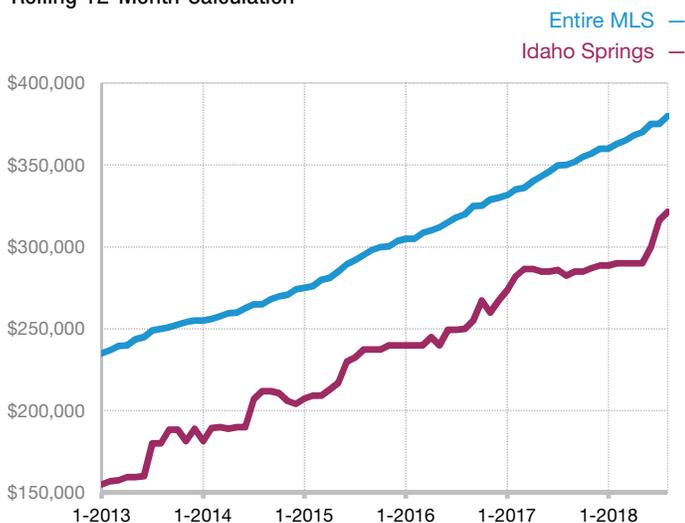
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	18	21	+ 16.7%	--	--	--
Under Contract	9	8	- 11.1%	49	68	+ 38.8%
New Listings	8	14	+ 75.0%	63	88	+ 39.7%
Sold Listings	8	9	+ 12.5%	41	65	+ 58.5%
Days on Market Until Sale	33	38	+ 15.2%	43	25	- 41.9%
Median Sales Price*	\$269,000	<b>\$379,501</b>	+ 41.1%	\$285,000	<b>\$345,000</b>	+ 21.1%
Average Sales Price*	\$311,938	<b>\$425,278</b>	+ 36.3%	\$310,674	<b>\$365,305</b>	+ 17.6%
Percent of List Price Received*	98.2%	<b>99.2%</b>	+ 1.0%	98.2%	<b>99.6%</b>	+ 1.4%

\* 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		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Inventory of Active Listings	3	2	- 33.3%	--	--	--
Under Contract	0	1	--	3	11	+ 266.7%
New Listings	3	1	- 66.7%	6	14	+ 133.3%
Sold Listings	1	1	0.0%	3	9	+ 200.0%
Days on Market Until Sale	6	8	+ 33.3%	3	7	+ 133.3%
Median Sales Price*	\$186,000	<b>\$172,000</b>	- 7.5%	\$195,000	<b>\$242,000</b>	+ 24.1%
Average Sales Price*	\$186,000	<b>\$172,000</b>	- 7.5%	\$197,000	<b>\$239,556</b>	+ 21.6%
Percent of List Price Received*	106.3%	<b>97.8%</b>	- 8.0%	104.7%	<b>101.0%</b>	- 3.5%

\* 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

