

# Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

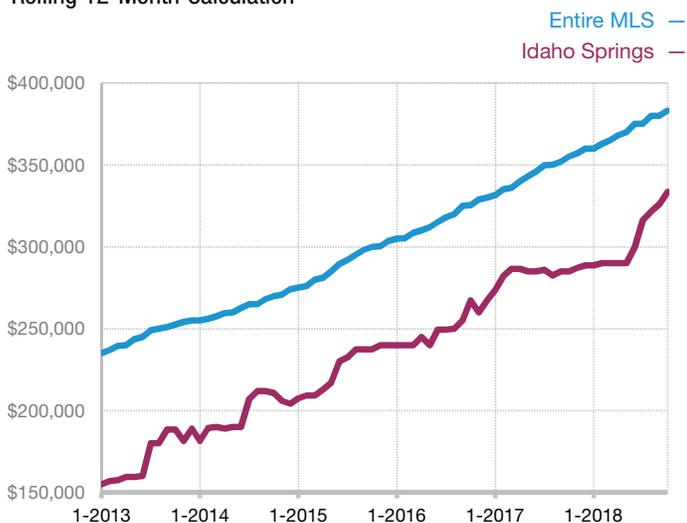
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	18	18	0.0%	--	--	--
Under Contract	5	5	0.0%	59	83	+ 40.7%
New Listings	7	7	0.0%	80	104	+ 30.0%
Sold Listings	7	6	- 14.3%	59	79	+ 33.9%
Days on Market Until Sale	108	48	- 55.6%	47	26	- 44.7%
Median Sales Price*	\$245,000	\$288,500	+ 17.8%	\$286,000	\$337,000	+ 17.8%
Average Sales Price*	\$336,557	\$314,833	- 6.5%	\$309,260	\$355,586	+ 15.0%
Percent of List Price Received*	93.8%	99.2%	+ 5.8%	97.8%	99.3%	+ 1.5%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	1	3	+ 200.0%	--	--	--
Under Contract	0	1	--	5	12	+ 140.0%
New Listings	0	1	--	6	16	+ 166.7%
Sold Listings	1	0	- 100.0%	5	11	+ 120.0%
Days on Market Until Sale	27	0	- 100.0%	9	8	- 11.1%
Median Sales Price*	\$280,000	\$0	- 100.0%	\$195,000	\$240,000	+ 23.1%
Average Sales Price*	\$280,000	\$0	- 100.0%	\$194,200	\$226,364	+ 16.6%
Percent of List Price Received*	98.2%	0.0%	- 100.0%	101.3%	100.7%	- 0.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

