

# Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

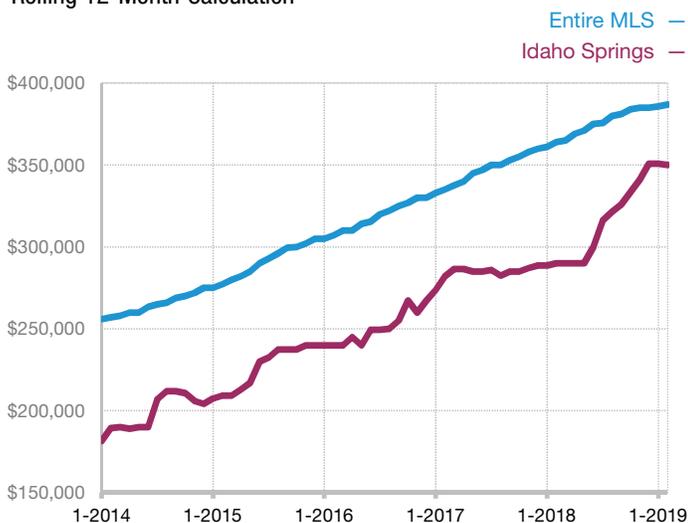
| Single Family                   | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2018      | 2019             | Percent Change from Previous Year | Thru 02-2018 | Thru 02-2019     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 14        | 7                | - 50.0%                           | --           | --               | --                                |
| Under Contract                  | 7         | 6                | - 14.3%                           | 11           | 9                | - 18.2%                           |
| New Listings                    | 5         | 1                | - 80.0%                           | 12           | 4                | - 66.7%                           |
| Sold Listings                   | 4         | 3                | - 25.0%                           | 8            | 7                | - 12.5%                           |
| Days on Market Until Sale       | 46        | 111              | + 141.3%                          | 34           | 80               | + 135.3%                          |
| Median Sales Price*             | \$331,000 | <b>\$215,000</b> | - 35.0%                           | \$359,500    | <b>\$350,000</b> | - 2.6%                            |
| Average Sales Price*            | \$360,375 | <b>\$207,333</b> | - 42.5%                           | \$395,813    | <b>\$298,500</b> | - 24.6%                           |
| Percent of List Price Received* | 102.1%    | <b>88.9%</b>     | - 12.9%                           | 100.8%       | <b>93.8%</b>     | - 6.9%                            |

\* 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                 | February |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2018     | 2019             | Percent Change from Previous Year | Thru 02-2018 | Thru 02-2019     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |          |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 0        | 6                | --                                | --           | --               | --                                |
| Under Contract                  | 1        | 1                | 0.0%                              | 1            | 1                | 0.0%                              |
| New Listings                    | 1        | 7                | + 600.0%                          | 1            | 7                | + 600.0%                          |
| Sold Listings                   | 0        | 1                | --                                | 0            | 3                | --                                |
| Days on Market Until Sale       | 0        | 0                | --                                | 0            | 48               | --                                |
| Median Sales Price*             | \$0      | <b>\$150,000</b> | --                                | \$0          | <b>\$159,923</b> | --                                |
| Average Sales Price*            | \$0      | <b>\$150,000</b> | --                                | \$0          | <b>\$158,308</b> | --                                |
| Percent of List Price Received* | 0.0%     | <b>100.0%</b>    | --                                | 0.0%         | <b>100.0%</b>    | --                                |

\* 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

