

# Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

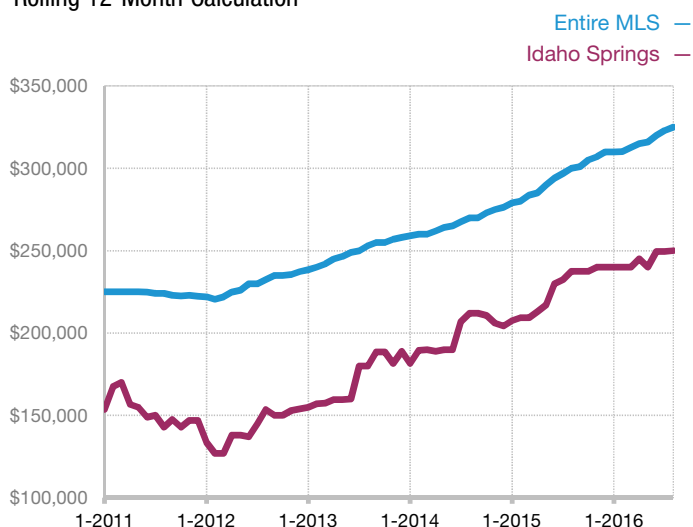
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	32	23	- 28.1%	--	--	--
Under Contract	9	15	+ 66.7%	57	55	- 3.5%
New Listings	12	16	+ 33.3%	74	74	0.0%
Sold Listings	11	7	- 36.4%	47	47	0.0%
Days on Market Until Sale	35	15	- 57.1%	101	57	- 43.6%
Median Sales Price*	\$265,000	<b>\$392,000</b>	+ 47.9%	\$240,000	<b>\$269,500</b>	+ 12.3%
Average Sales Price*	\$294,891	<b>\$435,986</b>	+ 47.8%	\$268,645	<b>\$314,331</b>	+ 17.0%
Percent of List Price Received*	98.8%	<b>97.8%</b>	- 1.0%	98.5%	<b>96.8%</b>	- 1.7%

\* 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		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	4	5	+ 25.0%
New Listings	0	0	--	10	6	- 40.0%
Sold Listings	1	0	- 100.0%	5	5	0.0%
Days on Market Until Sale	13	0	- 100.0%	32	50	+ 56.3%
Median Sales Price*	\$165,000	<b>\$0</b>	- 100.0%	\$92,500	<b>\$106,000</b>	+ 14.6%
Average Sales Price*	\$165,000	<b>\$0</b>	- 100.0%	\$110,400	<b>\$107,000</b>	- 3.1%
Percent of List Price Received*	100.1%	<b>0.0%</b>	- 100.0%	96.5%	<b>98.2%</b>	+ 1.8%

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

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



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

