

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

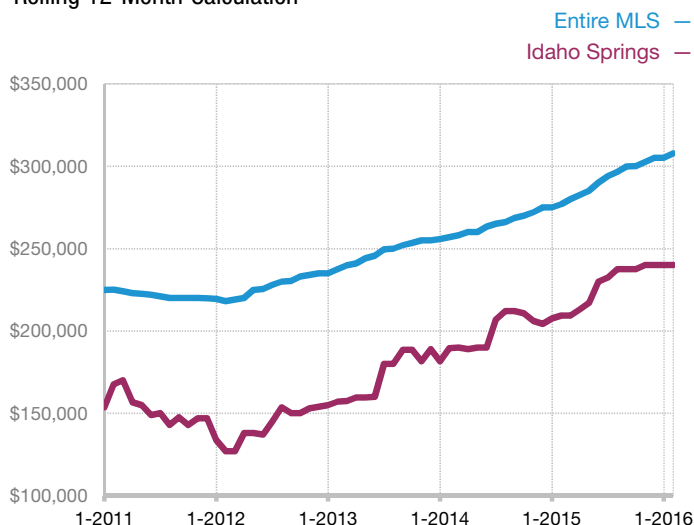
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	21	13	- 38.1%	--	--	--
Under Contract	7	6	- 14.3%	12	14	+ 16.7%
New Listings	3	4	+ 33.3%	11	8	- 27.3%
Sold Listings	4	5	+ 25.0%	6	11	+ 83.3%
Days on Market Until Sale	61	53	- 13.1%	73	66	- 9.6%
Median Sales Price*	\$237,700	\$203,000	- 14.6%	\$226,150	\$229,900	+ 1.7%
Average Sales Price*	\$218,975	\$175,300	- 19.9%	\$215,967	\$220,900	+ 2.3%
Percent of List Price Received*	100.4%	90.1%	- 10.3%	100.3%	94.9%	- 5.4%

\* 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	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	2	2	0.0%	--	--	--
Under Contract	0	1	--	0	1	--
New Listings	1	3	+ 200.0%	1	4	+ 300.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	32	0	- 100.0%	32	0	- 100.0%
Median Sales Price*	\$145,000	\$0	- 100.0%	\$145,000	\$0	- 100.0%
Average Sales Price*	\$145,000	\$0	- 100.0%	\$145,000	\$0	- 100.0%
Percent of List Price Received*	96.7%	0.0%	- 100.0%	96.7%	0.0%	- 100.0%

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



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

