

# Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

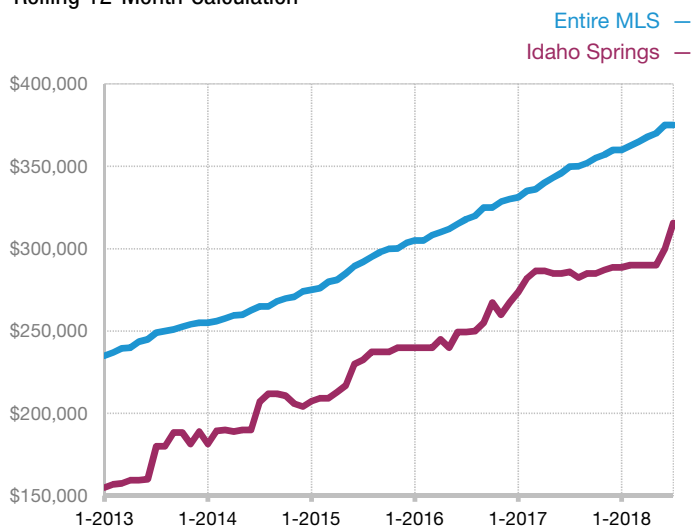
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	21	14	- 33.3%	--	--	--
Under Contract	10	10	0.0%	40	63	+ 57.5%
New Listings	13	9	- 30.8%	55	74	+ 34.5%
Sold Listings	9	10	+ 11.1%	33	55	+ 66.7%
Days on Market Until Sale	10	16	+ 60.0%	45	23	- 48.9%
Median Sales Price*	\$288,300	<b>\$407,500</b>	+ 41.3%	\$286,000	<b>\$330,000</b>	+ 15.4%
Average Sales Price*	\$276,300	<b>\$390,350</b>	+ 41.3%	\$310,368	<b>\$355,769</b>	+ 14.6%
Percent of List Price Received*	97.5%	<b>101.1%</b>	+ 3.7%	98.2%	<b>99.5%</b>	+ 1.3%

\* 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	1	4	+ 300.0%	3	11	+ 266.7%
New Listings	1	5	+ 400.0%	3	13	+ 333.3%
Sold Listings	0	4	--	2	8	+ 300.0%
Days on Market Until Sale	0	4	--	2	7	+ 250.0%
Median Sales Price*	\$0	<b>\$270,000</b>	--	\$202,500	<b>\$253,500</b>	+ 25.2%
Average Sales Price*	\$0	<b>\$269,250</b>	--	\$202,500	<b>\$248,000</b>	+ 22.5%
Percent of List Price Received*	0.0%	<b>101.9%</b>	--	103.8%	<b>101.4%</b>	- 2.3%

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



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

