

# Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

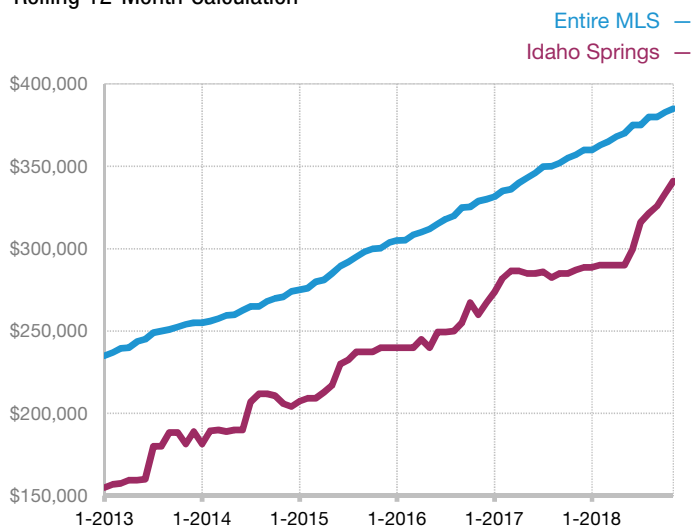
Single Family	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	15	14	- 6.7%	--	--	--
Under Contract	7	6	- 14.3%	66	89	+ 34.8%
New Listings	5	3	- 40.0%	85	107	+ 25.9%
Sold Listings	2	8	+ 300.0%	61	87	+ 42.6%
Days on Market Until Sale	6	47	+ 683.3%	46	28	- 39.1%
Median Sales Price*	\$420,000	\$364,500	- 13.2%	\$288,300	\$345,000	+ 19.7%
Average Sales Price*	\$420,000	\$411,750	- 2.0%	\$312,891	\$360,751	+ 15.3%
Percent of List Price Received*	100.2%	97.2%	- 3.0%	97.9%	99.2%	+ 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	November			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
Inventory of Active Listings	1	4	+ 300.0%	--	--	--
Under Contract	0	0	--	5	12	+ 140.0%
New Listings	0	1	--	6	17	+ 183.3%
Sold Listings	0	1	--	5	12	+ 140.0%
Days on Market Until Sale	0	72	--	9	14	+ 55.6%
Median Sales Price*	\$0	\$160,000	--	\$195,000	\$221,500	+ 13.6%
Average Sales Price*	\$0	\$160,000	--	\$194,200	\$220,833	+ 13.7%
Percent of List Price Received*	0.0%	97.0%	--	101.3%	100.4%	- 0.9%

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



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

