

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

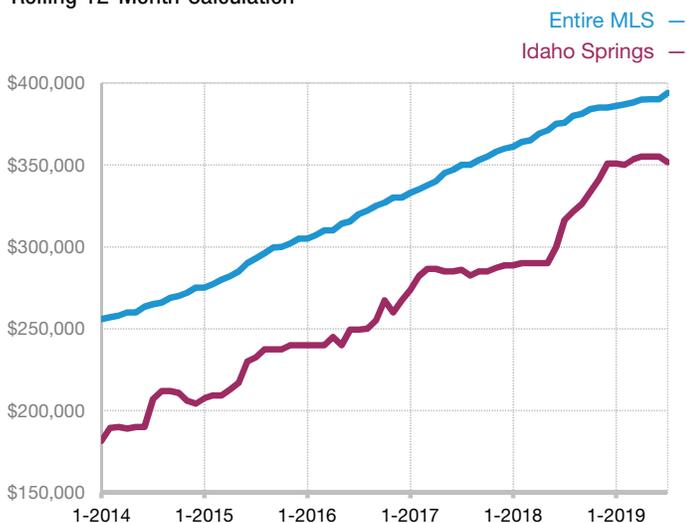
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	19	26	+ 36.8%	--	--	--
Under Contract	7	11	+ 57.1%	60	38	- 36.7%
New Listings	9	19	+ 111.1%	74	57	- 23.0%
Sold Listings	11	7	- 36.4%	56	31	- 44.6%
Days on Market Until Sale	16	34	+ 112.5%	23	47	+ 104.3%
Median Sales Price*	\$380,000	\$260,100	- 31.6%	\$333,500	\$305,000	- 8.5%
Average Sales Price*	\$386,682	\$306,443	- 20.8%	\$355,666	\$327,713	- 7.9%
Percent of List Price Received*	101.3%	96.4%	- 4.8%	99.6%	96.7%	- 2.9%

* 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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Inventory of Active Listings	2	2	0.0%	--	--	--
Under Contract	3	2	- 33.3%	10	7	- 30.0%
New Listings	5	3	- 40.0%	13	14	+ 7.7%
Sold Listings	4	1	- 75.0%	8	6	- 25.0%
Days on Market Until Sale	4	52	+ 1200.0%	7	40	+ 471.4%
Median Sales Price*	\$270,000	\$154,000	- 43.0%	\$253,500	\$162,462	- 35.9%
Average Sales Price*	\$269,250	\$154,000	- 42.8%	\$248,000	\$190,654	- 23.1%
Percent of List Price Received*	101.9%	103.0%	+ 1.1%	101.4%	100.3%	- 1.1%

* 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

