

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

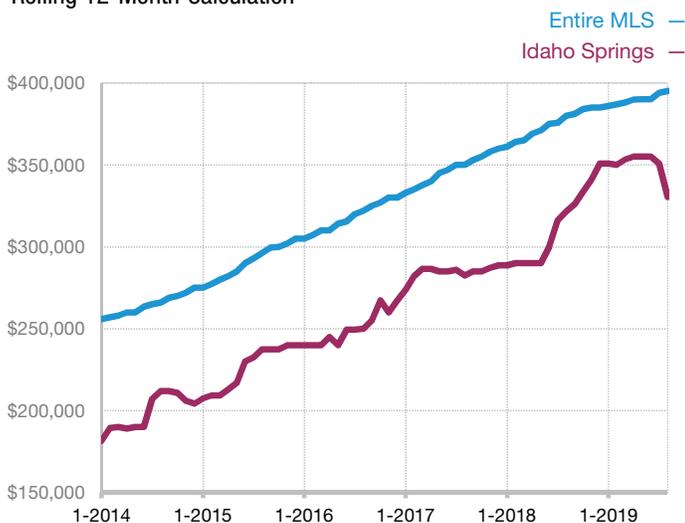
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	23	26	+ 13.0%	--	--	--
Under Contract	8	9	+ 12.5%	68	46	- 32.4%
New Listings	14	12	- 14.3%	88	69	- 21.6%
Sold Listings	9	5	- 44.4%	65	37	- 43.1%
Days on Market Until Sale	38	13	- 65.8%	25	41	+ 64.0%
Median Sales Price*	\$379,501	\$230,750	- 39.2%	\$345,000	\$290,000	- 15.9%
Average Sales Price*	\$425,278	\$322,150	- 24.2%	\$365,305	\$325,942	- 10.8%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.6%	97.2%	- 2.4%

* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	1	2	+ 100.0%	11	9	- 18.2%
New Listings	1	1	0.0%	14	15	+ 7.1%
Sold Listings	1	2	+ 100.0%	9	9	0.0%
Days on Market Until Sale	8	9	+ 12.5%	7	34	+ 385.7%
Median Sales Price*	\$172,000	\$281,000	+ 63.4%	\$242,000	\$250,000	+ 3.3%
Average Sales Price*	\$172,000	\$281,000	+ 63.4%	\$239,556	\$218,991	- 8.6%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	101.0%	99.7%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

