

Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

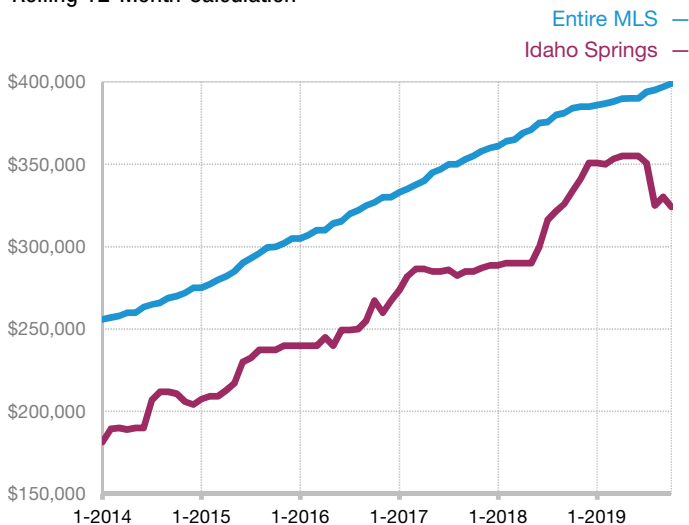
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	22	17	- 22.7%	--	--	--
Under Contract	5	9	+ 80.0%	83	67	- 19.3%
New Listings	7	4	- 42.9%	104	81	- 22.1%
Sold Listings	6	7	+ 16.7%	79	58	- 26.6%
Days on Market Until Sale	48	35	- 27.1%	26	42	+ 61.5%
Median Sales Price*	\$288,500	\$285,000	- 1.2%	\$337,000	\$305,000	- 9.5%
Average Sales Price*	\$314,833	\$322,857	+ 2.5%	\$355,586	\$323,972	- 8.9%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.3%	97.6%	- 1.7%

* 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	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	3	1	- 66.7%	--	--	--
Under Contract	1	1	0.0%	12	11	- 8.3%
New Listings	1	1	0.0%	16	17	+ 6.3%
Sold Listings	0	1	--	11	11	0.0%
Days on Market Until Sale	0	3	--	8	31	+ 287.5%
Median Sales Price*	\$0	\$187,000	--	\$240,000	\$225,000	- 6.3%
Average Sales Price*	\$0	\$187,000	--	\$226,364	\$216,629	- 4.3%
Percent of List Price Received*	0.0%	101.1%	--	100.7%	100.3%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

