

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

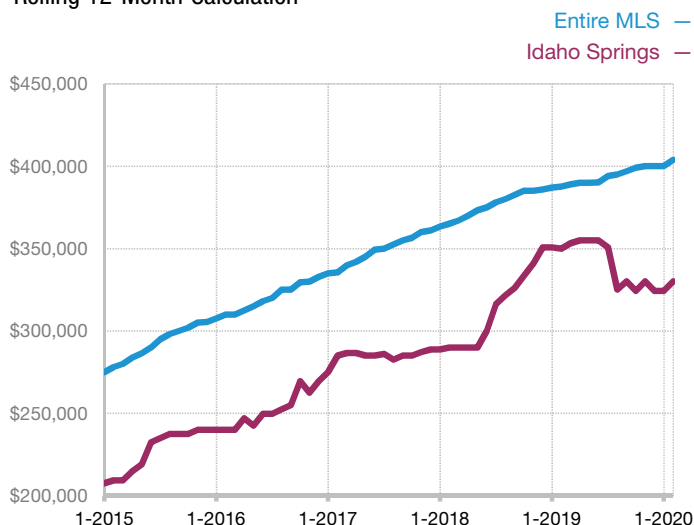
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	9	12	+ 33.3%	--	--	--
Under Contract	6	3	- 50.0%	9	6	- 33.3%
New Listings	1	4	+ 300.0%	4	8	+ 100.0%
Sold Listings	3	3	0.0%	7	4	- 42.9%
Days on Market Until Sale	111	62	- 44.1%	80	66	- 17.5%
Median Sales Price*	\$215,000	\$408,500	+ 90.0%	\$350,000	\$411,750	+ 17.6%
Average Sales Price*	\$207,333	\$333,833	+ 61.0%	\$298,500	\$405,375	+ 35.8%
Percent of List Price Received*	88.9%	112.5%	+ 26.5%	93.8%	108.2%	+ 15.4%

\* 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	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	7	0	- 100.0%	--	--	--
Under Contract	1	0	- 100.0%	1	1	0.0%
New Listings	7	0	- 100.0%	7	0	- 100.0%
Sold Listings	1	1	0.0%	3	2	- 33.3%
Days on Market Until Sale	0	253	--	48	129	+ 168.8%
Median Sales Price*	\$150,000	\$157,000	+ 4.7%	\$159,923	\$208,500	+ 30.4%
Average Sales Price*	\$150,000	\$157,000	+ 4.7%	\$158,308	\$208,500	+ 31.7%
Percent of List Price Received*	100.0%	95.2%	- 4.8%	100.0%	102.0%	+ 2.0%

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



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

