

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

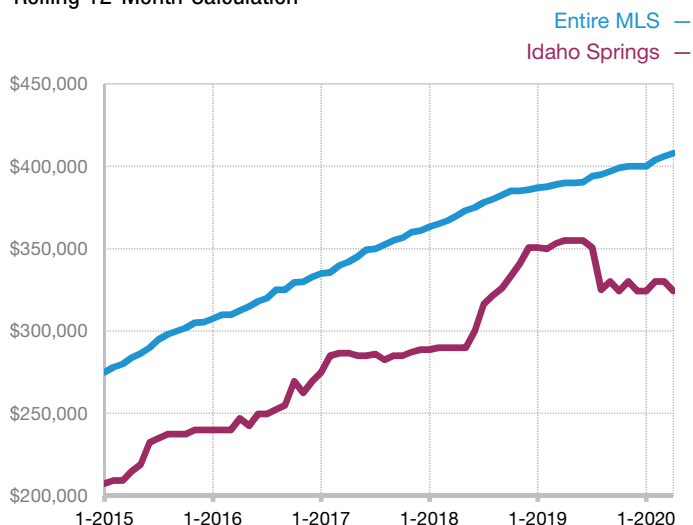
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	14	16	+ 14.3%	--	--	--
Under Contract	4	4	0.0%	16	11	- 31.3%
New Listings	5	5	0.0%	17	20	+ 17.6%
Sold Listings	4	0	- 100.0%	16	5	- 68.8%
Days on Market Until Sale	46	0	- 100.0%	62	65	+ 4.8%
Median Sales Price*	\$422,500	\$0	- 100.0%	\$357,500	\$408,500	+ 14.3%
Average Sales Price*	\$404,000	\$0	- 100.0%	\$356,594	\$373,700	+ 4.8%
Percent of List Price Received*	98.3%	0.0%	- 100.0%	95.6%	106.3%	+ 11.2%

* 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	3	1	- 66.7%	--	--	--
Under Contract	0	1	--	2	3	+ 50.0%
New Listings	2	1	- 50.0%	9	3	- 66.7%
Sold Listings	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	32	3	- 90.6%	44	87	+ 97.7%
Median Sales Price*	\$265,000	\$300,000	+ 13.2%	\$162,462	\$260,000	+ 60.0%
Average Sales Price*	\$265,000	\$300,000	+ 13.2%	\$184,981	\$239,000	+ 29.2%
Percent of List Price Received*	98.5%	105.3%	+ 6.9%	99.6%	103.1%	+ 3.5%

* 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

