

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

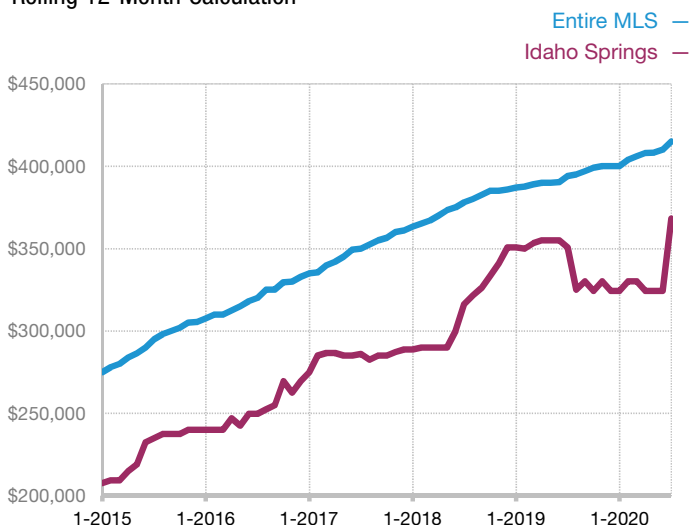
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	29	18	- 37.9%	--	--	--
Under Contract	10	13	+ 30.0%	37	49	+ 32.4%
New Listings	19	15	- 21.1%	57	65	+ 14.0%
Sold Listings	8	11	+ 37.5%	32	33	+ 3.1%
Days on Market Until Sale	30	37	+ 23.3%	46	32	- 30.4%
Median Sales Price*	\$275,050	<b>\$450,000</b>	+ 63.6%	\$297,500	<b>\$375,000</b>	+ 26.1%
Average Sales Price*	\$304,388	<b>\$441,753</b>	+ 45.1%	\$326,534	<b>\$385,154</b>	+ 18.0%
Percent of List Price Received*	97.0%	<b>101.2%</b>	+ 4.3%	96.8%	<b>102.5%</b>	+ 5.9%

\* 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		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	2	0	- 100.0%	7	4	- 42.9%
New Listings	3	0	- 100.0%	14	5	- 64.3%
Sold Listings	2	0	- 100.0%	7	4	- 42.9%
Days on Market Until Sale	54	0	- 100.0%	42	66	+ 57.1%
Median Sales Price*	\$209,500	<b>\$0</b>	- 100.0%	\$165,000	<b>\$280,000</b>	+ 69.7%
Average Sales Price*	\$209,500	<b>\$0</b>	- 100.0%	\$201,275	<b>\$258,538</b>	+ 28.5%
Percent of List Price Received*	100.9%	<b>0.0%</b>	- 100.0%	100.1%	<b>103.7%</b>	+ 3.6%

\* 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

