

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

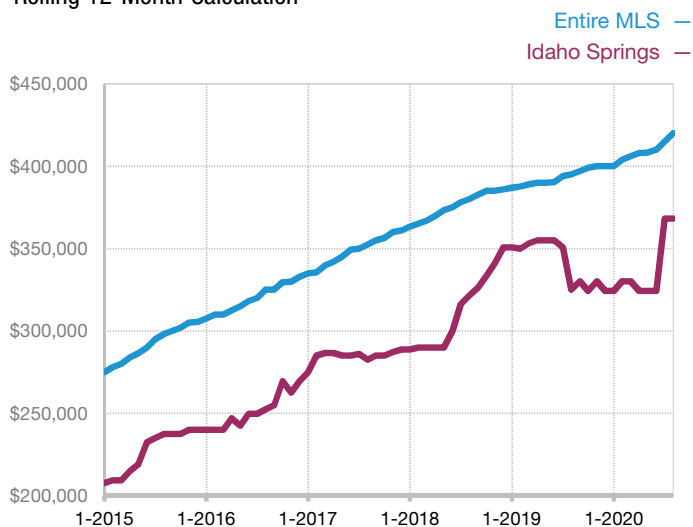
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	32	14	- 56.3%	--	--	--
Under Contract	8	17	+ 112.5%	45	62	+ 37.8%
New Listings	12	12	0.0%	69	77	+ 11.6%
Sold Listings	6	8	+ 33.3%	38	41	+ 7.9%
Days on Market Until Sale	12	13	+ 8.3%	40	28	- 30.0%
Median Sales Price*	\$257,875	\$285,000	+ 10.5%	\$290,000	\$375,000	+ 29.3%
Average Sales Price*	\$315,958	\$296,625	- 6.1%	\$324,864	\$367,880	+ 13.2%
Percent of List Price Received*	99.7%	96.8%	- 2.9%	97.3%	101.4%	+ 4.2%

\* 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	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	1	1	0.0%	8	5	- 37.5%
New Listings	1	0	- 100.0%	15	5	- 66.7%
Sold Listings	2	1	- 50.0%	9	5	- 44.4%
Days on Market Until Sale	9	19	+ 111.1%	34	57	+ 67.6%
Median Sales Price*	\$281,000	\$120,000	- 57.3%	\$250,000	\$260,000	+ 4.0%
Average Sales Price*	\$281,000	\$120,000	- 57.3%	\$218,991	\$230,830	+ 5.4%
Percent of List Price Received*	98.5%	96.8%	- 1.7%	99.7%	102.4%	+ 2.7%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

