

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

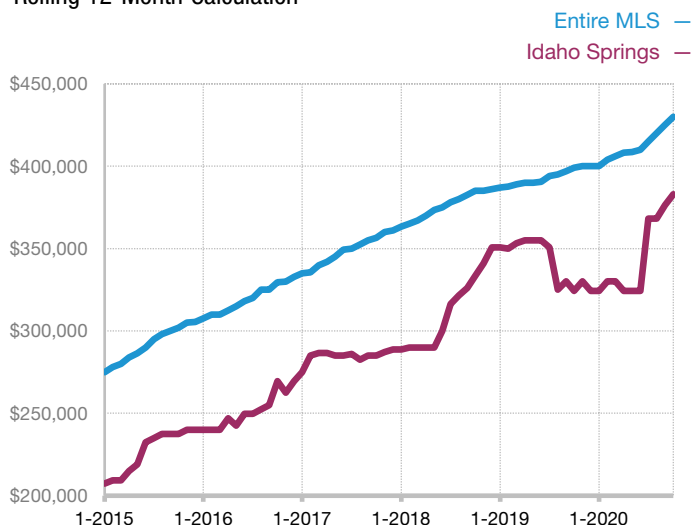
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	19	9	- 52.6%	--	--	--
Under Contract	9	12	+ 33.3%	66	82	+ 24.2%
New Listings	4	7	+ 75.0%	81	92	+ 13.6%
Sold Listings	7	8	+ 14.3%	58	66	+ 13.8%
Days on Market Until Sale	35	25	- 28.6%	42	43	+ 2.4%
Median Sales Price*	\$285,000	\$395,000	+ 38.6%	\$305,000	\$380,250	+ 24.7%
Average Sales Price*	\$322,857	\$435,000	+ 34.7%	\$323,972	\$402,622	+ 24.3%
Percent of List Price Received*	98.4%	99.2%	+ 0.8%	97.6%	100.4%	+ 2.9%

\* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	1	1	0.0%	10	6	- 40.0%
New Listings	1	0	- 100.0%	17	7	- 58.8%
Sold Listings	1	2	+ 100.0%	11	7	- 36.4%
Days on Market Until Sale	3	31	+ 933.3%	31	49	+ 58.1%
Median Sales Price*	\$187,000	\$225,250	+ 20.5%	\$225,000	\$260,000	+ 15.6%
Average Sales Price*	\$187,000	\$225,250	+ 20.5%	\$216,629	\$229,236	+ 5.8%
Percent of List Price Received*	101.1%	95.9%	- 5.1%	100.3%	100.5%	+ 0.2%

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

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



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

