

# Local Market Update for July 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

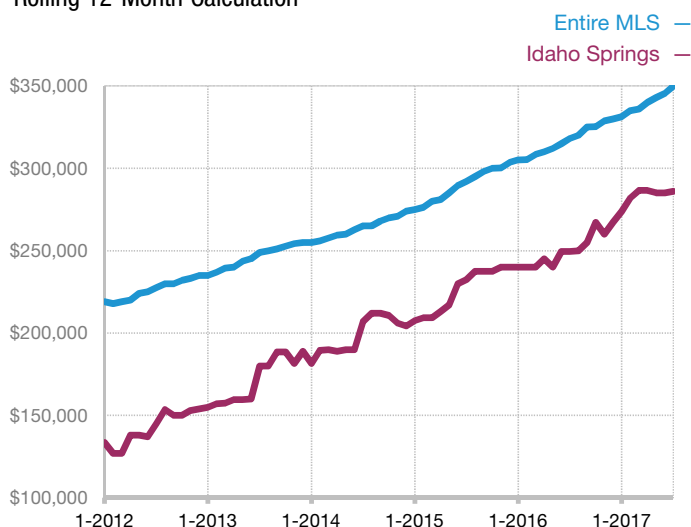
Single Family	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	30	19	- 36.7%	--	--	--
Under Contract	4	12	+ 200.0%	40	42	+ 5.0%
New Listings	18	13	- 27.8%	58	55	- 5.2%
Sold Listings	6	9	+ 50.0%	40	33	- 17.5%
Days on Market Until Sale	8	10	+ 25.0%	64	45	- 29.7%
Median Sales Price*	\$242,500	\$288,300	+ 18.9%	\$256,750	\$286,000	+ 11.4%
Average Sales Price*	\$246,733	\$276,300	+ 12.0%	\$293,041	\$310,368	+ 5.9%
Percent of List Price Received*	97.9%	97.5%	- 0.4%	96.6%	98.2%	+ 1.7%

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

Townhouse-Condo	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	1	0.0%	5	3	- 40.0%
New Listings	1	1	0.0%	6	3	- 50.0%
Sold Listings	3	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	75	0	- 100.0%	50	2	- 96.0%
Median Sales Price*	\$106,000	\$0	- 100.0%	\$106,000	\$202,500	+ 91.0%
Average Sales Price*	\$101,667	\$0	- 100.0%	\$107,000	\$202,500	+ 89.3%
Percent of List Price Received*	98.0%	0.0%	- 100.0%	98.2%	103.8%	+ 5.7%

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



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

