

# Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

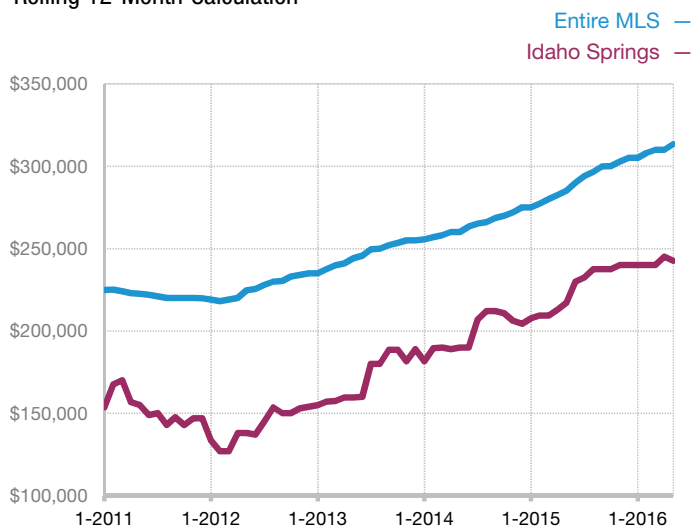
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	21	13	- 38.1%	--	--	--
Under Contract	6	7	+ 16.7%	29	29	0.0%
New Listings	7	10	+ 42.9%	29	26	- 10.3%
Sold Listings	6	3	- 50.0%	23	26	+ 13.0%
Days on Market Until Sale	145	70	- 51.7%	166	77	- 53.6%
Median Sales Price*	\$274,500	\$285,000	+ 3.8%	\$240,000	\$245,000	+ 2.1%
Average Sales Price*	\$321,950	\$546,667	+ 69.8%	\$250,861	\$288,144	+ 14.9%
Percent of List Price Received*	98.1%	97.0%	- 1.1%	98.4%	96.4%	- 2.0%

\* 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	7	2	- 71.4%	--	--	--
Under Contract	0	0	--	2	2	0.0%
New Listings	0	0	--	8	5	- 37.5%
Sold Listings	2	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	27	0	- 100.0%	29	12	- 58.6%
Median Sales Price*	\$87,500	\$0	- 100.0%	\$92,500	\$115,000	+ 24.3%
Average Sales Price*	\$87,500	\$0	- 100.0%	\$106,667	\$115,000	+ 7.8%
Percent of List Price Received*	93.6%	0.0%	- 100.0%	94.7%	98.5%	+ 4.0%

\* 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

