

# Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

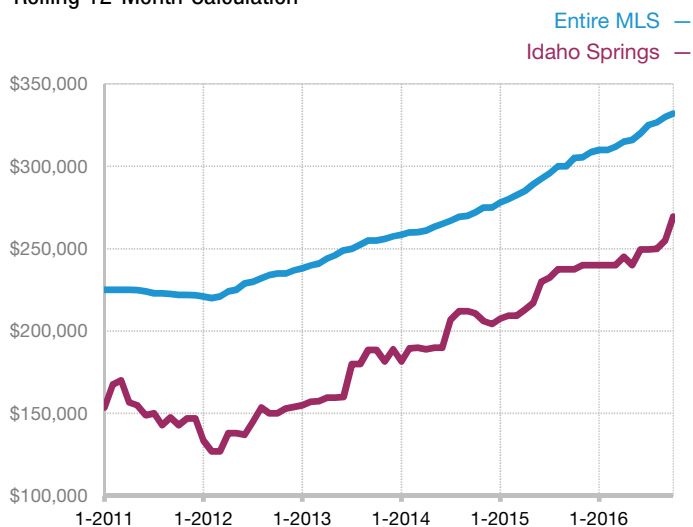
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	29	15	- 48.3%	--	--	--
Under Contract	9	7	- 22.2%	73	73	0.0%
New Listings	7	4	- 42.9%	92	91	- 1.1%
Sold Listings	9	14	+ 55.6%	64	68	+ 6.3%
Days on Market Until Sale	74	30	- 59.5%	88	48	- 45.5%
Median Sales Price*	\$165,000	\$284,500	+ 72.4%	\$240,000	\$273,750	+ 14.1%
Average Sales Price*	\$216,656	\$310,893	+ 43.5%	\$253,957	\$300,141	+ 18.2%
Percent of List Price Received*	95.4%	98.1%	+ 2.8%	97.7%	97.1%	- 0.6%

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

Townhouse-Condo	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	3	0	- 100.0%	--	--	--
Under Contract	0	1	--	5	7	+ 40.0%
New Listings	0	1	--	13	8	- 38.5%
Sold Listings	1	0	- 100.0%	6	6	0.0%
Days on Market Until Sale	0	0	--	27	48	+ 77.8%
Median Sales Price*	\$154,500	\$0	- 100.0%	\$118,750	\$106,000	- 10.7%
Average Sales Price*	\$154,500	\$0	- 100.0%	\$117,750	\$115,279	- 2.1%
Percent of List Price Received*	103.7%	0.0%	- 100.0%	97.7%	98.2%	+ 0.5%

\* 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

