

# Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

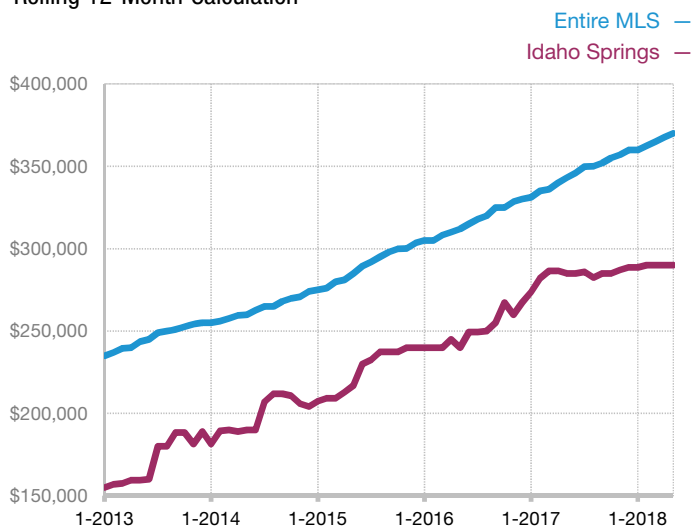
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	15	14	- 6.7%	--	--	--
Under Contract	4	13	+ 225.0%	19	43	+ 126.3%
New Listings	11	15	+ 36.4%	27	51	+ 88.9%
Sold Listings	7	8	+ 14.3%	20	31	+ 55.0%
Days on Market Until Sale	40	26	- 35.0%	66	29	- 56.1%
Median Sales Price*	\$285,000	\$311,000	+ 9.1%	\$285,000	\$317,000	+ 11.2%
Average Sales Price*	\$251,671	\$376,738	+ 49.7%	\$313,923	\$345,429	+ 10.0%
Percent of List Price Received*	96.5%	98.7%	+ 2.3%	97.9%	99.7%	+ 1.8%

\* 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	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	3	+ 200.0%	2	5	+ 150.0%
New Listings	1	2	+ 100.0%	2	6	+ 200.0%
Sold Listings	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	2	5	+ 150.0%	2	6	+ 200.0%
Median Sales Price*	\$195,000	\$240,000	+ 23.1%	\$195,000	\$262,500	+ 34.6%
Average Sales Price*	\$195,000	\$240,000	+ 23.1%	\$195,000	\$262,500	+ 34.6%
Percent of List Price Received*	100.0%	102.1%	+ 2.1%	100.0%	101.1%	+ 1.1%

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



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

