

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

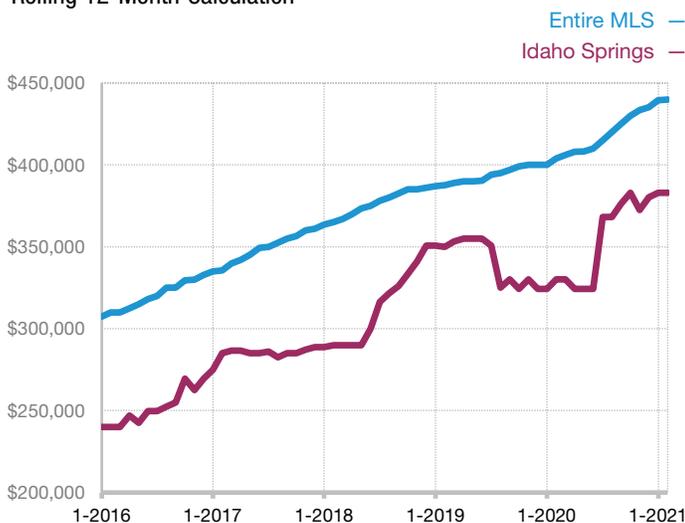
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	17	3	- 82.4%	--	--	--
Under Contract	1	2	+ 100.0%	4	4	0.0%
New Listings	4	2	- 50.0%	8	3	- 62.5%
Sold Listings	3	2	- 33.3%	4	6	+ 50.0%
Days on Market Until Sale	62	19	- 69.4%	66	26	- 60.6%
Median Sales Price*	\$408,500	\$699,200	+ 71.2%	\$411,750	\$543,700	+ 32.0%
Average Sales Price*	\$333,833	\$699,200	+ 109.4%	\$405,375	\$565,883	+ 39.6%
Percent of List Price Received*	112.5%	97.2%	- 13.6%	108.2%	100.7%	- 6.9%

* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	1	0	- 100.0%
New Listings	0	0	--	0	0	--
Sold Listings	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	253	0	- 100.0%	129	0	- 100.0%
Median Sales Price*	\$157,000	\$0	- 100.0%	\$208,500	\$0	- 100.0%
Average Sales Price*	\$157,000	\$0	- 100.0%	\$208,500	\$0	- 100.0%
Percent of List Price Received*	95.2%	0.0%	- 100.0%	102.0%	0.0%	- 100.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

