

# Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

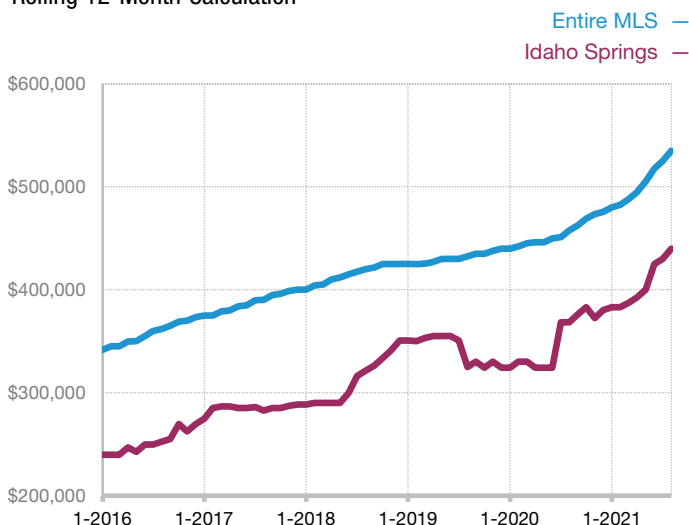
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	21	19	- 9.5%	--	--	--
Under Contract	15	12	- 20.0%	60	53	- 11.7%
New Listings	12	17	+ 41.7%	77	72	- 6.5%
Sold Listings	8	11	+ 37.5%	41	50	+ 22.0%
Days on Market Until Sale	13	11	- 15.4%	28	25	- 10.7%
Median Sales Price*	\$285,000	\$455,000	+ 59.6%	\$375,000	\$475,000	+ 26.7%
Average Sales Price*	\$296,625	\$406,519	+ 37.0%	\$367,880	\$497,249	+ 35.2%
Percent of List Price Received*	96.8%	106.6%	+ 10.1%	101.4%	104.7%	+ 3.3%

\* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	1	0.0%	5	2	- 60.0%
New Listings	0	1	--	5	2	- 60.0%
Sold Listings	1	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	19	0	- 100.0%	57	4	- 93.0%
Median Sales Price*	\$120,000	\$0	- 100.0%	\$260,000	\$322,000	+ 23.8%
Average Sales Price*	\$120,000	\$0	- 100.0%	\$230,830	\$322,000	+ 39.5%
Percent of List Price Received*	96.8%	0.0%	- 100.0%	102.4%	100.9%	- 1.5%

\* 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

