

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

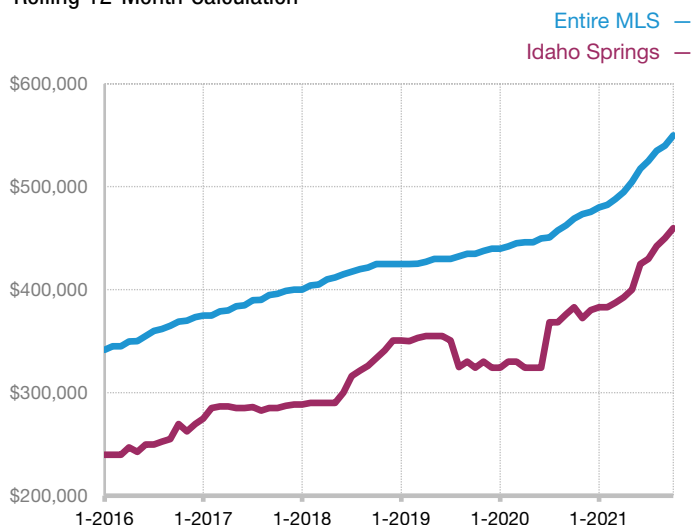
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	11	14	+ 27.3%	--	--	--
Under Contract	12	15	+ 25.0%	82	81	- 1.2%
New Listings	7	16	+ 128.6%	92	97	+ 5.4%
Sold Listings	8	15	+ 87.5%	66	72	+ 9.1%
Days on Market Until Sale	25	33	+ 32.0%	43	26	- 39.5%
Median Sales Price*	\$395,000	\$545,000	+ 38.0%	\$380,250	\$482,450	+ 26.9%
Average Sales Price*	\$435,000	\$606,733	+ 39.5%	\$402,622	\$523,340	+ 30.0%
Percent of List Price Received*	99.2%	100.1%	+ 0.9%	100.4%	103.3%	+ 2.9%

* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	1	0.0%	6	3	- 50.0%
New Listings	0	1	--	7	4	- 42.9%
Sold Listings	2	1	- 50.0%	7	3	- 57.1%
Days on Market Until Sale	31	0	- 100.0%	49	2	- 95.9%
Median Sales Price*	\$225,250	\$316,500	+ 40.5%	\$260,000	\$322,000	+ 23.8%
Average Sales Price*	\$225,250	\$316,500	+ 40.5%	\$229,236	\$396,167	+ 72.8%
Percent of List Price Received*	95.9%	100.5%	+ 4.8%	100.5%	100.5%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

