

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

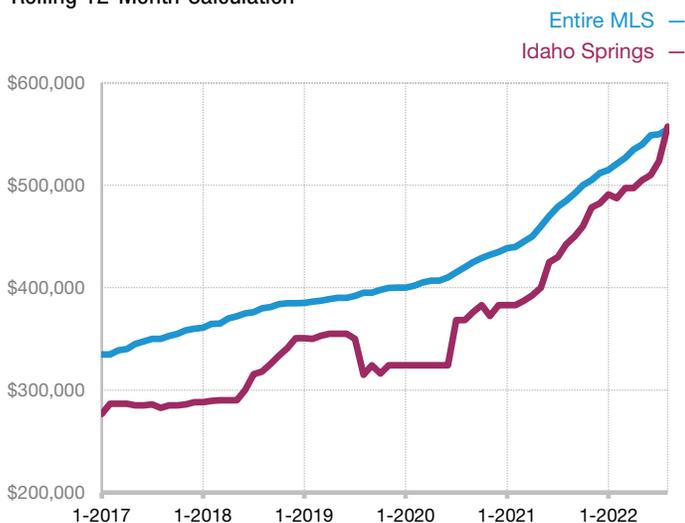
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	20	<b>26</b>	+ 30.0%	--	--	--
Under Contract	11	<b>20</b>	+ 81.8%	53	<b>52</b>	- 1.9%
New Listings	17	<b>13</b>	- 23.5%	72	<b>75</b>	+ 4.2%
Sold Listings	12	<b>7</b>	- 41.7%	52	<b>38</b>	- 26.9%
Days on Market Until Sale	12	<b>35</b>	+ 191.7%	24	<b>24</b>	0.0%
Median Sales Price*	\$467,500	<b>\$550,000</b>	+ 17.6%	\$475,000	<b>\$572,500</b>	+ 20.5%
Average Sales Price*	\$420,142	<b>\$695,714</b>	+ 65.6%	\$495,240	<b>\$634,905</b>	+ 28.2%
Percent of List Price Received*	105.8%	<b>99.6%</b>	- 5.9%	104.7%	<b>103.1%</b>	- 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.

Townhouse/Condo	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	0	<b>0</b>	--	--	--	--
Under Contract	1	<b>1</b>	0.0%	2	<b>2</b>	0.0%
New Listings	1	<b>0</b>	- 100.0%	2	<b>2</b>	0.0%
Sold Listings	0	<b>0</b>	--	1	<b>1</b>	0.0%
Days on Market Until Sale	0	<b>0</b>	--	4	<b>11</b>	+ 175.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$322,000	<b>\$275,100</b>	- 14.6%
Average Sales Price*	\$0	<b>\$0</b>	--	\$322,000	<b>\$275,100</b>	- 14.6%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	100.9%	<b>106.2%</b>	+ 5.3%

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

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



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

