

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

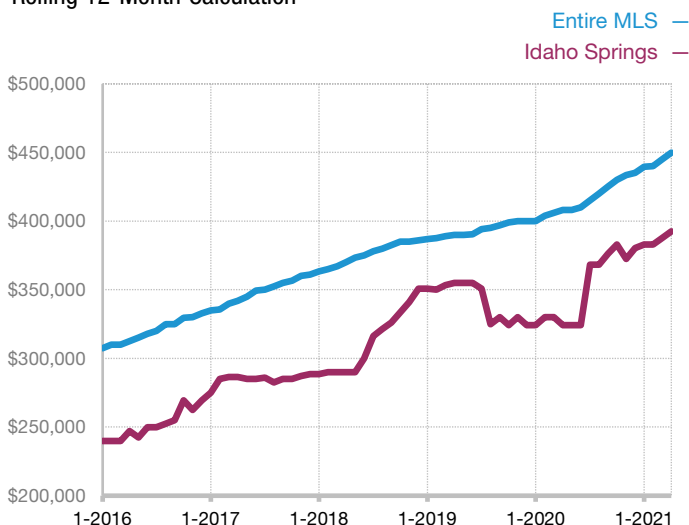
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	19	4	- 78.9%	--	--	--
Under Contract	4	6	+ 50.0%	10	14	+ 40.0%
New Listings	5	6	+ 20.0%	20	15	- 25.0%
Sold Listings	0	2	--	5	13	+ 160.0%
Days on Market Until Sale	0	4	--	65	18	- 72.3%
Median Sales Price*	\$0	\$663,525	--	\$408,500	\$484,900	+ 18.7%
Average Sales Price*	\$0	\$663,525	--	\$373,700	\$523,565	+ 40.1%
Percent of List Price Received*	0.0%	114.1%	--	106.3%	105.5%	- 0.8%

\* 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	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	1	0	- 100.0%	3	0	- 100.0%
New Listings	1	0	- 100.0%	3	0	- 100.0%
Sold Listings	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	3	0	- 100.0%	87	0	- 100.0%
Median Sales Price*	\$300,000	\$0	- 100.0%	\$260,000	\$0	- 100.0%
Average Sales Price*	\$300,000	\$0	- 100.0%	\$239,000	\$0	- 100.0%
Percent of List Price Received*	105.3%	0.0%	- 100.0%	103.1%	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

