

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

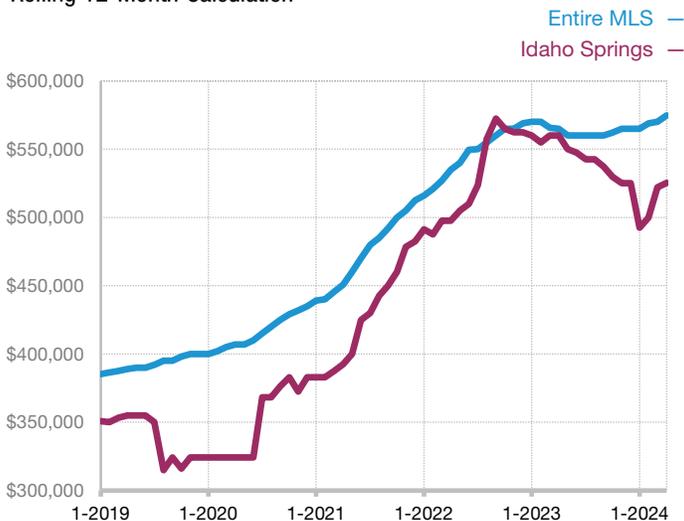
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	16	10	- 37.5%	--	--	--
Under Contract	3	6	+ 100.0%	13	14	+ 7.7%
New Listings	8	9	+ 12.5%	18	19	+ 5.6%
Sold Listings	4	3	- 25.0%	11	11	0.0%
Days on Market Until Sale	80	75	- 6.3%	66	50	- 24.2%
Median Sales Price*	\$472,500	\$640,000	+ 35.4%	\$525,000	\$550,000	+ 4.8%
Average Sales Price*	\$508,750	\$630,000	+ 23.8%	\$557,636	\$540,864	- 3.0%
Percent of List Price Received*	98.8%	102.1%	+ 3.3%	97.4%	98.0%	+ 0.6%

* 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		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	1	0	- 100.0%	3	0	- 100.0%
New Listings	2	0	- 100.0%	4	0	- 100.0%
Sold Listings	0	0	--	2	1	- 50.0%
Days on Market Until Sale	0	0	--	10	24	+ 140.0%
Median Sales Price*	\$0	\$0	--	\$407,500	\$305,000	- 25.2%
Average Sales Price*	\$0	\$0	--	\$407,500	\$305,000	- 25.2%
Percent of List Price Received*	0.0%	0.0%	--	105.2%	100.0%	- 4.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

