

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

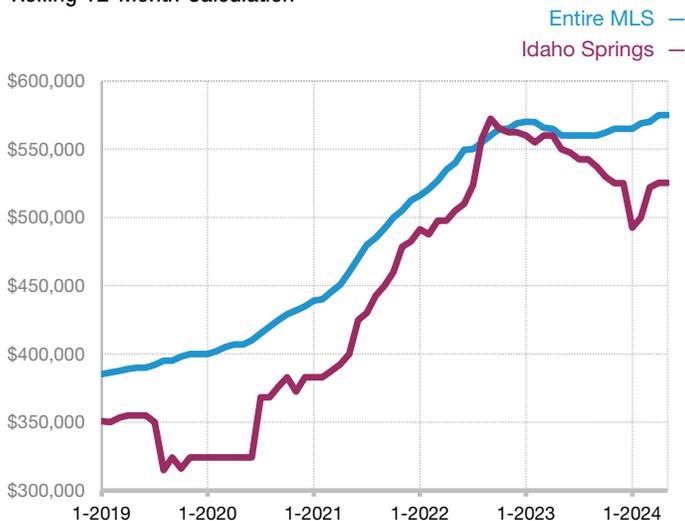
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	23	16	- 30.4%	--	--	--
Under Contract	2	5	+ 150.0%	15	18	+ 20.0%
New Listings	9	12	+ 33.3%	27	31	+ 14.8%
Sold Listings	3	5	+ 66.7%	14	16	+ 14.3%
Days on Market Until Sale	7	35	+ 400.0%	53	45	- 15.1%
Median Sales Price*	\$721,000	\$705,000	- 2.2%	\$567,250	\$587,500	+ 3.6%
Average Sales Price*	\$706,667	\$733,800	+ 3.8%	\$589,571	\$601,156	+ 2.0%
Percent of List Price Received*	98.8%	100.1%	+ 1.3%	97.7%	98.6%	+ 0.9%

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	2	0	- 100.0%	5	0	- 100.0%
New Listings	2	0	- 100.0%	6	0	- 100.0%
Sold Listings	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	3	0	- 100.0%	8	24	+ 200.0%
Median Sales Price*	\$275,000	\$0	- 100.0%	\$399,000	\$305,000	- 23.6%
Average Sales Price*	\$275,000	\$0	- 100.0%	\$363,333	\$305,000	- 16.1%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	103.5%	100.0%	- 3.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

