

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

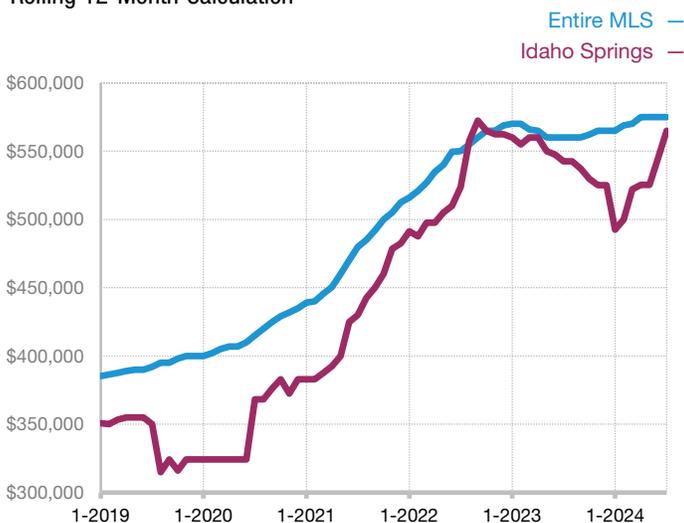
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	30	31	+ 3.3%	--	--	--
Under Contract	15	9	- 40.0%	38	35	- 7.9%
New Listings	16	14	- 12.5%	60	65	+ 8.3%
Sold Listings	10	9	- 10.0%	25	28	+ 12.0%
Days on Market Until Sale	30	17	- 43.3%	43	57	+ 32.6%
Median Sales Price*	\$488,500	\$600,000	+ 22.8%	\$534,500	\$600,000	+ 12.3%
Average Sales Price*	\$523,100	\$587,972	+ 12.4%	\$551,040	\$673,402	+ 22.2%
Percent of List Price Received*	99.6%	97.7%	- 1.9%	98.5%	97.7%	- 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	0	4	--	--	--	--
Under Contract	0	0	--	6	0	- 100.0%
New Listings	0	2	--	6	3	- 50.0%
Sold Listings	1	0	- 100.0%	6	1	- 83.3%
Days on Market Until Sale	35	0	- 100.0%	16	24	+ 50.0%
Median Sales Price*	\$282,000	\$0	- 100.0%	\$386,000	\$305,000	- 21.0%
Average Sales Price*	\$282,000	\$0	- 100.0%	\$357,333	\$305,000	- 14.6%
Percent of List Price Received*	101.1%	0.0%	- 100.0%	101.8%	100.0%	- 1.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

